Kawartha Lakes
Jump In

# City of Kawartha Lakes

# Rural Zoning By-law

By-law No. 2024-113

May 2024

wsp

# Table of Contents

**User Guide** ..... **xxvi**

**1.0 Administration and Interpretation** ..... **1**

1.1 Title ..... 1
1.2 Application ..... 1
1.3 Administration and Validity ..... 1
1.4 Interpretation ..... 2
1.5 Transition ..... 4
1.6 Technical Revisions ..... 4
1.7 Allowance for Construction-Related Margin of Error ..... 5

**2.0 Establishment of Zones and Schedules** ..... **6**

2.1 Establishment of Zones ..... 6
2.2 Schedules ..... 7
2.3 Interpretation of Zone Boundaries ..... 8
2.4 Interpretation of Zone Symbols ..... 8

**3.0 Definitions** ..... **10**

**4.0 General Provisions** ..... **46**

4.1 Accessory Uses, Buildings and Structures ..... 46
4.2 Additional Residential Dwelling Units ..... 53
4.3 At Capacity Lakes ..... 54
4.4 Bed and Breakfasts ..... 55
4.5 Cannabis Production and Processing Facilities ..... 55
4.6 Conservation Authority Regulated Area & Burnt River Flood Plain ..... 55
4.7 Community Gardens ..... 57
4.8 Dog Kennels ..... 58
4.9 Drive-Throughs ..... 58
4.10 Established Building Line ..... 59
4.11 Frontage on an Improved Public Street ..... 59
4.12 Garden Suites ..... 60
4.13 Height Exceptions ..... 60
4.14 Home Industries ..... 61
4.15 Home Occupations ..... 62

4.16 Hunt Camps ... 63
4.17 Legal Non-Conformity and Legal Non-Compliance ... 63
4.18 Lindsay Airport Height Regulations ... 64
4.19 Location Near a Railroad ... 64
4.20 Minimum Distance Separation – MDS I and II ... 65
4.21 Mobile Home Parks and Mobile Home Sites ... 65
4.22 Motor Vehicle Service Stations and Fuel Depots ... 66
4.23 Number of Uses and Buildings on a Lot ... 66
4.24 On-Farm Diversified Uses ... 67
4.25 Outdoor Display Area ... 68
4.26 Outdoor Patios ... 68
4.27 Outside Storage ... 69
4.28 Recreational Vehicle Park ... 70
4.29 Reduction of Rear Yard Requirements ... 70
4.30 Relocated Buildings ... 70
4.31 Seasonal Farm Help Dwellings ... 70
4.32 Shoreline Naturalization and Setbacks ... 71
4.33 Sight Triangle ... 74
4.34 Source Water Protection ... 74
4.35 Swimming Pools ... 75
4.36 Uses Permitted in All Zones ... 76
4.37 Waste Storage ... 77

**5.0 Parking and Loading Facilities ... 78**
5.1 Off Street Parking Space Requirements ... 78
5.2 Calculation of Required Parking Spaces ... 83
5.3 Parking Area and Driveway Requirements ... 84
5.4 Barrier-Free Parking Space Requirements ... 86
5.5 Loading Space Requirements ... 88
5.6 Bicycle Parking Requirements ... 89

**6.0 Residential Zones ... 91**
6.1 List of Residential Zones ... 91
6.2 Permitted Uses in the Residential Zones ... 91
6.3 Lot and Building Requirements in the Hamlet Residential Zones ... 92
6.4 Lot and Building Requirements in the Rural Residential One Zones ... 93
6.5 Lot and Building Requirements in the Rural Residential Two Zones ... 94

6.6 Lot and Building Requirements in the Rural Residential Three Zones ..... 95
6.7 Lot and Building Requirements in the Residential Mobile Home Park Zone ..... 96

**7.0 Agriculture Zones ..... 97**
7.1 List of Agriculture Zones ..... 97
7.2 Permitted Uses in the Agriculture Zones ..... 97
7.3 Lot and Building Requirements in the Agriculture Zones ..... 99

**8.0 Commercial Zones ..... 100**
8.1 List of Commercial Zones ..... 100
8.2 Permitted Uses in the Commercial Zones ..... 100
8.3 Lot and Building Requirements in the Commercial Zones ..... 102

**9.0 Industrial Zones ..... 104**
9.1 List of Industrial Zones ..... 104
9.2 Permitted Uses in the Industrial Zones ..... 104
9.3 Lot and Building Requirements in the Industrial Zones ..... 106

**10.0 Environmental Protection & Open Space Zones ..... 108**
10.1 List of Environmental Protection and Open Space Zones ..... 108
10.2 Permitted Uses in the Environmental Protection and Open Space Zones ..... 108
10.3 Lot and Building Requirements in the Environmental Protection and Open Space Zones ..... 109

**11.0 Community Use Zone ..... 110**
11.1 List of Community Use Zones ..... 110
11.2 Permitted Uses in the Community Use Zone ..... 110
11.3 Lot and Building Requirements in the Community Use Zone ..... 111

**12.0 Future Development Zone ..... 112**
12.1 List of Future Use Zones ..... 112
12.2 Permitted Uses in the Future Development Zone ..... 112
12.3 Lot and Building Requirements in the Future Development Zone ..... 113

**13.0 Exception Zones ..... 114**
13.1 1 (Eldon) ..... 114
13.2 4 (Ops) ..... 114
13.3 8 (Ops) ..... 115
13.4 9 (Ops) ..... 115
13.5 11 (Ops) ..... 115

13.6 12 (Ops) ..... 115
13.7 13 (Ops) ..... 116
13.8 14 (Ops) ..... 116
13.9 17 (Laxton) ..... 116
13.10 18 (Eldon) ..... 116
13.11 19 (Emily) ..... 117
13.12 20 (Fenelon) ..... 117
13.13 21 (Verulam) ..... 117
13.14 22 (Eldon) ..... 117
13.15 23 (Emily) ..... 118
13.16 24 (Verulam) ..... 118
13.17 25 (Eldon) ..... 118
13.18 26 (Emily) ..... 119
13.19 27 (Fenelon) ..... 119
13.20 28 (Verulam) ..... 119
13.21 30 (Emily) ..... 120
13.22 31 (Verulam) ..... 121
13.23 32 (Emily) ..... 121
13.24 33 (Fenelon) ..... 121
13.25 34 (Mariposa) ..... 121
13.26 35 (Verulam) ..... 122
13.27 37 (Emily) ..... 122
13.28 38 (Mariposa) ..... 122
13.29 39 (Eldon) ..... 122
13.30 40 (Emily) ..... 122
13.31 43 (Emily) ..... 123
13.32 44 (Fenelon) ..... 123
13.33 45 (Emily) ..... 123
13.34 47 (Emily) ..... 124
13.35 49 (Emily) ..... 124
13.36 50 (Fenelon) ..... 124
13.37 52 (Emily) ..... 124
13.38 53 (Fenelon) ..... 124
13.39 54 (Verulam) ..... 124
13.40 56 (Eldon) ..... 125
13.41 62 (Emily) ..... 125
13.42 64 (Emily) ..... 125

13.43 65 (Mariposa) ..... 125
13.44 66 (Eldon) ..... 125
13.45 67 (Emily) ..... 126
13.46 68 (Fenelon) ..... 126
13.47 69 (Verulam) ..... 126
13.48 70 (Emily) ..... 126
13.49 71 (Eldon) ..... 127
13.50 72 (Emily) ..... 127
13.51 73 (Verulam) ..... 127
13.52 74 (Eldon) ..... 127
13.53 75 (Emily) ..... 127
13.54 76 (Fenelon) ..... 128
13.55 77 (Emily) ..... 128
13.56 78 (Verulam) ..... 128
13.57 79 (Eldon) ..... 129
13.58 80 (Fenelon) ..... 129
13.59 81 (Verulam) ..... 130
13.60 83 (Emily) ..... 131
13.61 84 (Fenelon) ..... 131
13.62 87 (Emily) ..... 133
13.63 88 (Manvers) ..... 133
13.64 89 (Manvers) ..... 133
13.65 90 (Manvers) ..... 133
13.66 91 (Manvers) ..... 133
13.67 94 (Manvers) ..... 134
13.68 96 (Manvers) ..... 134
13.69 97 (Manvers) ..... 134
13.70 99 (Manvers) ..... 135
13.71 102 (Manvers) ..... 135
13.72 103 (Manvers) ..... 135
13.73 104 (Manvers) ..... 135
13.74 107 (Manvers) ..... 136
13.75 111 (Mariposa) ..... 136
13.76 112 (Emily) ..... 136
13.77 113 (Manvers) ..... 136
13.78 116 (Ops) ..... 137
13.79 117 (Ops) ..... 137

13.80 118 (Ops) ... 138
13.81 119 (Ops) ... 138
13.82 120 (Ops) ... 139
13.83 123 (Ops) ... 139
13.84 124 (Ops) ... 139
13.85 125 (Ops) ... 140
13.86 127 (Eldon) ... 140
13.87 129 (Laxton) ... 141
13.88 131 (Fenelon) ... 141
13.89 136 (Bexley) ... 142
13.90 137 (Eldon) ... 142
13.91 139 (Mariposa) ... 142
13.92 140 (Fenelon) ... 142
13.93 142 (Somerville) ... 142
13.94 143 (Mariposa) ... 143
13.95 147 (Manvers) ... 143
13.96 148 (Eldon) ... 143
13.97 150 (Fenelon) ... 144
13.98 152 (Carden) ... 144
13.99 153 (Somerville) ... 145
13.100 154 (Emily) ... 145
13.101 155 (Fenelon) ... 146
13.102 156 (Fenelon) ... 147
13.103 159 (Fenelon) ... 147
13.104 160 (Fenelon) ... 148
13.105 161 (Fenelon) ... 148
13.106 162 (Fenelon) ... 149
13.107 163 (Carden) ... 149
13.108 164 (Emily) ... 150
13.109 165 (Verulam) ... 150
13.110 166 (Bexley) ... 151
13.111 167 (Fenelon) ... 151
13.112 168 (Somerville) ... 152
13.113 169 (Fenlon) ... 152
13.114 170 (Verulam) ... 152
13.115 171 (Bexley) ... 153
13.116 174 (Emily) ... 153

13.117 175 (Verulam) ..... 154
13.118 177 (Somerville) ..... 155
13.119 179 (Mariposa) ..... 155
13.120 182 (Emily) ..... 156
13.121 183 (Fenelon) ..... 158
13.122 185 (Emily) ..... 159
13.123 188 (Emily) ..... 160
13.124 189 (Verulam) ..... 160
13.125 191 (Fenelon) ..... 160
13.126 193 (Manvers) ..... 161
13.127 194 (Manvers) ..... 162
13.128 196 (Dalton) ..... 162
13.129 197 (Emily) ..... 163
13.130 198 (Verulam) ..... 164
13.131 199 (Bexley) ..... 164
13.132 200 (Fenelon) ..... 164
13.133 201 (Mariposa) ..... 164
13.134 202 (Laxton) ..... 165
13.135 203 (Verulam) ..... 165
13.136 204 (Bexley) ..... 166
13.137 205 (Fenelon) ..... 167
13.138 206 (Mariposa) ..... 167
13.139 207 (Verulam) ..... 168
13.140 208 (Bexley) ..... 168
13.141 209 (Fenelon) ..... 169
13.142 210 (Fenelon) ..... 170
13.143 212 (Verulam) ..... 170
13.144 214 (Fenelon) ..... 171
13.145 215 (Manvers) ..... 171
13.146 216 (Manvers) ..... 172
13.147 217 (Fenelon) ..... 172
13.148 218 (Emily) ..... 172
13.149 219 (Fenelon) ..... 172
13.150 221 (Laxton) ..... 173
13.151 222 (Somerville) ..... 173
13.152 223 (Emily) ..... 173
13.153 224 (Carden) ..... 173

13.154 225 (Laxton) ..... 174
13.155 226 (Somerville) ..... 175
13.156 227 (Mariposa) ..... 175
13.157 229 (Eldon) ..... 175
13.158 230 (Emily) ..... 176
13.159 232 (Mariposa) ..... 176
13.160 233 (Somerville) ..... 176
13.161 234 (Somerville) ..... 177
13.162 235 (Eldon) ..... 177
13.163 238 (Somerville) ..... 177
13.164 239 (Emily) ..... 177
13.165 240 (Somerville) ..... 178
13.166 242 (Fenelon) ..... 178
13.167 243 (Somerville) ..... 179
13.168 244 (Somerville) ..... 179
13.169 245 (Somerville) ..... 180
13.170 246 (Somerville) ..... 180
13.171 247 (Somerville) ..... 180
13.172 248 (Ops) ..... 180
13.173 249 (Ops) ..... 181
13.174 250 (Ops) ..... 181
13.175 251 (Ops) ..... 181
13.176 252 (Ops) ..... 182
13.177 253 (Ops) ..... 182
13.178 254 (Ops) ..... 182
13.179 256 (Ops) ..... 183
13.180 257 (Ops) ..... 184
13.181 259 (Ops) ..... 185
13.182 260 (Ops) ..... 187
13.183 261 (Ops) ..... 188
13.184 265 (Mariposa) ..... 191
13.185 266 (Bexley) ..... 191
13.186 269 (Emily) ..... 191
13.187 270 (Fenelon) ..... 192
13.188 272 (Somerville) ..... 192
13.189 275 (Somerville) ..... 192
13.190 276 (Bexley) ..... 192

13.191 278 (Somerville) ... 193
13.192 281 (Somerville) ... 193
13.193 283 (Somerville) ... 193
13.194 285 (Eldon) ... 193
13.195 286 (Fenelon) ... 193
13.196 288 (Bexley) ... 194
13.197 290 (Fenelon) ... 194
13.198 295 (Fenelon) ... 194
13.199 296 (Fenelon) ... 194
13.200 298 (Ops) ... 195
13.201 299 (Ops) ... 195
13.202 300 (Laxton) ... 195
13.203 306 (Emily) ... 195
13.204 310 (Somerville) ... 195
13.205 311 (Emily) ... 196
13.206 312 (Bexley) ... 196
13.207 313 (Eldon) ... 196
13.208 316 (Emily) ... 197
13.209 318 (Bexley) ... 197
13.210 319 (Emily) ... 197
13.211 321 (Emily) ... 197
13.212 322 (Fenelon) ... 198
13.213 325 (Somerville) ... 198
13.214 326 (Emily) ... 198
13.215 327 (Fenelon) ... 198
13.216 328 (Verulam) ... 198
13.217 329 (Bexley) ... 199
13.218 331 (Fenelon) ... 199
13.219 332 (Emily) ... 200
13.220 333 (Fenelon) ... 200
13.221 334 (Emily) ... 200
13.222 335 (Fenelon) ... 200
13.223 336 (Somerville) ... 200
13.224 337 (Somerville) ... 200
13.225 340 (Verulam) ... 201
13.226 341 (Verulam) ... 201
13.227 342 (Longford Reserve) ... 201

13.228 343 (Ops) ..... 203
13.229 344 (Ops) ..... 203
13.230 346 (Ops) ..... 203
13.231 347 (Ops) ..... 203
13.232 354 (Emily) ..... 204
13.233 355 (Fenelon) ..... 204
13.234 356 (Bexley) ..... 204
13.235 357 (Laxton) ..... 205
13.236 359 (Carden) ..... 206
13.237 361 (Verulam) ..... 206
13.238 362 (Fenelon) ..... 207
13.239 363 (Verulam) ..... 207
13.240 364 (Fenelon) ..... 207
13.241 365 (Fenelon) ..... 207
13.242 366 (Fenelon) ..... 208
13.243 367 (Fenelon) ..... 208
13.244 369 (Verulam) ..... 209
13.245 370 (Bexley) ..... 209
13.246 372 (Fenelon) ..... 210
13.247 373 (Somerville) ..... 210
13.248 374 (Laxton) ..... 210
13.249 375 (Mariposa) ..... 211
13.250 376 (Bexley) ..... 211
13.251 378 (Somerville) ..... 211
13.252 379 (Laxton) ..... 212
13.253 380 (Fenelon) ..... 212
13.254 381 (Bexley) ..... 212
13.255 382 (Eldon) ..... 213
13.256 383 (Mariposa) ..... 214
13.257 384 (Somerville) ..... 214
13.258 385 (Laxton) ..... 214
13.259 386 (Eldon) ..... 214
13.260 387 (Emily) ..... 216
13.261 388 (Laxton) ..... 216
13.262 389 (Eldon) ..... 217
13.263 390 (Emily) ..... 218
13.264 391 (Emily) ..... 219

13.265 397 (Eldon) ..... 219
13.266 398 (Fenelon) ..... 219
13.267 399 (Carden) ..... 220
13.268 402 (Bexley) ..... 220
13.269 404 (Emily) ..... 220
13.270 405 (Fenelon) ..... 221
13.271 406 (Carden) ..... 221
13.272 407 (Laxton) ..... 222
13.273 408 (Somerville) ..... 222
13.274 410 (Emily) ..... 222
13.275 411 (Somerville) ..... 223
13.276 412 (Fenelon) ..... 223
13.277 414 (Fenelon) ..... 223
13.278 415 (Somerville) ..... 223
13.279 419 (Bexley) ..... 224
13.280 420 (Emily) ..... 224
13.281 422 (Bexley) ..... 225
13.282 423 (Somerville) ..... 225
13.283 424 (Ops) ..... 226
13.284 425 (Ops) ..... 226
13.285 426 (Ops) ..... 226
13.286 427 (Manvers) ..... 227
13.287 429 (Manvers) ..... 227
13.288 430 (Manvers) ..... 227
13.289 432 (Verulam) ..... 228
13.290 433 (Ops) ..... 228
13.291 434 (Verulam) ..... 229
13.292 435 (Verulam) ..... 229
13.293 436 (Verulam) ..... 229
13.294 437 (Verulam) ..... 229
13.295 439 (Verulam) ..... 229
13.296 440 (Ops) ..... 230
13.297 442 (Verulam) ..... 230
13.298 446 (Verulam) ..... 230
13.299 447 (Ops) ..... 231
13.300 448 (Ops) ..... 231
13.301 449 (Verulam) ..... 231

13.302 450 (Verulam) ..... 231
13.303 458 (Verulam) ..... 232
13.304 459 (Verulam) ..... 232
13.305 461 (Verulam) ..... 232
13.306 462 (Verulam) ..... 232
13.307 463 (Verulam) ..... 233
13.308 465 (Verulam) ..... 233
13.309 466 (Verulam) ..... 233
13.310 467 (Sturgeon Point) ..... 234
13.311 468 (Verulam) ..... 234
13.312 471 (Verulam) ..... 234
13.313 472 (Verulam) ..... 234
13.314 474 (Verulam) ..... 235
13.315 475 (Verulam) ..... 235
13.316 480 (Bexley) ..... 235
13.317 481 (Carden) ..... 235
13.318 482 (Dalton) ..... 235
13.319 483 (Somerville) ..... 236
13.320 484 (Bexley) ..... 236
13.321 485 (Carden) ..... 236
13.322 486 (Dalton) ..... 236
13.323 487 (Somerville) ..... 237
13.324 488 (Bexley) ..... 237
13.325 489 (Dalton) ..... 237
13.326 490 (Somerville) ..... 237
13.327 492 (Carden) ..... 238
13.328 494 (Somerville) ..... 238
13.329 495 (Bexley) ..... 239
13.330 498 (Somerville) ..... 239
13.331 499 (Bexley) ..... 239
13.332 500 (Carden) ..... 240
13.333 501 (Dalton) ..... 240
13.334 502 (Somerville) ..... 240
13.335 503 (Dalton) ..... 240
13.336 504 (Carden) ..... 240
13.337 505 (Ops) ..... 240
13.338 506 (Somerville) ..... 241

13.339 507 (Manvers) ..... 241
13.340 508 (Verulam) ..... 241
13.341 511 (Verulam) ..... 242
13.342 513 (Verulam) ..... 242
13.343 514 (Ops) ..... 242
13.344 515 (Ops) ..... 242
13.345 516 (Bexley) ..... 243
13.346 517 (Emily) ..... 243
13.347 518 (Fenelon) ..... 243
13.348 519 (Laxton) ..... 243
13.349 520 (Carden) ..... 243
13.350 521 (Dalton) ..... 243
13.351 522 (Fenelon) ..... 244
13.352 523 (Emily) ..... 244
13.353 524 (Fenelon) ..... 244
13.354 525 (Somerville) ..... 244
13.355 526 (Emily) ..... 245
13.356 527 (Fenelon) ..... 245
13.357 528 (Somerville) ..... 245
13.358 529 (Emily) ..... 245
13.359 530 (Fenelon) ..... 246
13.360 531 (Emily) ..... 246
13.361 532 (Fenelon) ..... 246
13.362 533 (Emily) ..... 246
13.363 534 (Fenelon) ..... 247
13.364 535 (Emily) ..... 247
13.365 536 (Fenelon) ..... 247
13.366 537 (Emily) ..... 247
13.367 538 (Fenelon) ..... 248
13.368 539 (Fenelon) ..... 248
13.369 540 (Emily) ..... 248
13.370 541 (Fenelon) ..... 248
13.371 542 (Emily) ..... 248
13.372 544 (Fenelon) ..... 249
13.373 548 (Emily) ..... 249
13.374 549 (Bexley) ..... 249
13.375 550 (Emily) ..... 249

13.376 551 (Fenelon) ..... 249
13.377 552 (Laxton) ..... 250
13.378 553 (Dalton) ..... 250
13.379 554 (Eldon) ..... 250
13.380 555 (Emily) ..... 250
13.381 557 (Somerville) ..... 251
13.382 559 (Emily) ..... 252
13.383 560 (Fenelon) ..... 253
13.384 561 (Mariposa) ..... 253
13.385 562 (Somerville) ..... 253
13.386 563 (Eldon) ..... 254
13.387 564 (Emily) ..... 254
13.388 566 (Somerville) ..... 254
568 (Somerville) ..... 255
13.389 569 (Emily) ..... 255
13.390 570 (Fenelon) ..... 255
13.391 572 (Emily) ..... 256
13.392 573 (Emily) ..... 256
13.393 575 (Somerville) ..... 256
13.394 577 (Emily) ..... 256
13.395 578 (Fenelon) ..... 256
13.396 579 (Manvers) ..... 257
13.397 580 (Manvers) ..... 257
13.398 581 (Manvers) ..... 257
13.399 582 (Manvers) ..... 258
13.400 586 (Manvers) ..... 258
13.401 587 (Manvers) ..... 258
13.402 590 (Somerville) ..... 258
13.403 592 (Emily) ..... 259
13.404 594 (Somerville) ..... 259
13.405 596 (Carden) ..... 259
13.406 599 (Somerville) ..... 259
13.407 601 (Emily) ..... 259
13.408 602 (Somerville) ..... 259
13.409 604 (Emily) ..... 260
13.410 605 (Somerville) ..... 260
13.411 606 (Carden) ..... 260

13.412 607 (Carden) ..... 260
13.413 608 (Somerville) ..... 261
13.414 609 (Carden) ..... 261
13.415 610 (Somerville) ..... 261
13.416 611 (Somerville) ..... 261
13.417 612 (Manvers) ..... 262
13.418 613 (Manvers) ..... 262
13.419 615 (Manvers) ..... 262
13.420 616 (Manvers) ..... 262
13.421 617 (Manvers) ..... 263
13.422 618 (Somerville) ..... 263
13.423 619 (Somerville) ..... 263
13.424 620 (Eldon) ..... 263
13.425 624 (Fenelon) ..... 263
13.426 626 (Fenelon) ..... 264
13.427 627 (Somerville) ..... 264
13.428 628 (Fenelon) ..... 264
13.429 629 (Fenelon) ..... 264
13.430 630 (Fenelon) ..... 264
13.431 631 (Fenelon) ..... 265
13.432 632 (Fenelon) ..... 265
13.433 633 (Fenelon) ..... 265
13.434 634 (Fenelon) ..... 265
13.435 635 (Fenelon) ..... 266
13.436 636 (Fenelon) ..... 266
13.437 639 (Somerville – Four Mile Lake) ..... 267
13.438 642 (Fenelon) ..... 267
13.439 643 (Somerville) ..... 267
13.440 644 (Bexley) ..... 267
13.441 645 (Somerville) ..... 268
13.442 646 (Fenelon) ..... 268
13.443 647 (Bexley) ..... 268
13.444 648 (Somerville) ..... 268
13.445 649 (Emily) ..... 268
13.446 650 (Fenelon) ..... 269
13.447 651 (Bexley) ..... 269
13.448 652 (Somerville) ..... 269

13.449 653 (Emily) ... 269
13.450 654 (Fenelon) ... 270
13.451 655 (Bexley) ... 270
13.452 656 (Somerville – Four Mile Lake) ... 270
13.453 657 (Emily) ... 270
13.454 659 (Somerville – Four Mile Lake) ... 271
13.455 660 (Emily) ... 271
13.456 661 (Somerville) ... 271
13.457 662 (Emily) ... 271
13.458 663 (Fenelon) ... 271
13.459 666 (Ops) ... 272
13.460 667 (Eldon) ... 272
13.461 669 (Somerville) ... 273
13.462 670 (Laxton) ... 273
13.463 671 (Fenelon) ... 274
13.464 672 (Fenelon) ... 275
13.465 673 (Laxton) ... 276
13.466 676 (Emily) ... 276
13.467 677 (Emily) ... 277
13.468 678 (Fenelon) ... 277
13.469 679 (Emily) ... 277
13.470 680 (Bexley) ... 278
13.471 681 (Ops) ... 278
13.472 682 (Verulam) ... 279
13.473 684 (LDL) ... 279
13.474 685 (Manvers) ... 279
13.475 687 (Emily) ... 280
13.476 688 (Emily) ... 280
13.477 689 (Emily) ... 280
13.478 690 (Emily) ... 281
13.479 691 (Somerville) ... 281
13.480 692 (Somerville) ... 282
13.481 693 (Somerville) ... 283
13.482 694 (Somerville) ... 283
13.483 695 (Somerville) ... 283
13.484 696 (Verulam) ... 283
13.485 697 (Mariposa) ... 285

13.486 698 (Eldon) ..... 286
13.487 700 (Eldon) ..... 286
13.488 701 (Eldon) ..... 287
13.489 702 (Eldon) ..... 288
13.490 703 (Somerville) ..... 289
13.491 704 (Eldon) ..... 289
13.492 705 (Somerville) ..... 290
13.493 706 (Somerville) ..... 290
13.494 707 (Somerville) ..... 290
13.495 709 (Emily) ..... 290
13.496 711 (Ops) ..... 291
13.497 712 (Emily) ..... 291
13.498 714 (Ops) ..... 291
13.499 717 (Eldon) ..... 292
13.500 718 (Verulam) ..... 292
13.501 719 (Emily) ..... 293
13.502 721 (Mariposa) ..... 293
13.503 722 (Bexley) ..... 293
13.504 723 (Manvers) ..... 294
13.505 726 (Bexley) ..... 294
13.506 727 (Bexley) ..... 295
13.507 729 (Mariposa) ..... 296
13.508 730 (Eldon) ..... 296
13.509 731 (Mariposa) ..... 296
13.510 734 (Ops) ..... 296
13.511 735 (Ops) ..... 296
13.512 736 (Mariposa) ..... 297
13.513 738 (Mariposa) ..... 297
13.514 739 (Emily) ..... 297
13.515 740 (Verulam) ..... 297
13.516 742 (Verulam) ..... 299
13.517 743 (Eldon) ..... 301
13.518 744 (Bexley) ..... 301
13.519 747 (Ops) ..... 302
13.520 749 (Bexley) ..... 302
13.521 750 (Ops) ..... 302
13.522 753 (Ops) ..... 302

13.523 754 (Ops) ... 302
13.524 755 (Ops) ... 303
13.525 756 (Ops) ... 303
13.526 758 (Bexley) ... 303
13.527 762 (Manvers) ... 304
13.528 765 (Emily) ... 305
13.529 766 (Emily) ... 306
13.530 767 (Verulam) ... 307
13.531 768 (Verulam) ... 307
13.532 769 (Manvers) ... 307
13.533 770 (Fenelon) ... 308
13.534 772 (Manvers) ... 308
13.535 774 (Fenelon) ... 309
13.536 775 (Fenelon) ... 310
13.537 776 (Fenelon) ... 310
13.538 777 (Mariposa) ... 311
13.539 779 (Ops) ... 311
13.540 780 (Ops) ... 311
13.541 781 (Manvers) ... 312
13.542 782 (Manvers) ... 312
13.543 784 (Verulam) ... 312
13.544 785 (Verulam) ... 313
13.545 787 (Manvers) ... 313
13.546 789 (Manvers) ... 313
13.547 790 (Mariposa) ... 313
13.548 792 (Mariposa) ... 313
13.549 793 (Mariposa) ... 314
13.550 794 (Mariposa) ... 315
13.551 795 (Mariposa) ... 315
13.552 796 (Mariposa) ... 316
13.553 797 (Mariposa) ... 316
13.554 799 (Mariposa) ... 317
13.555 800 (Mariposa) ... 317
13.556 802 (Mariposa) ... 318
13.557 804 (Mariposa) ... 318
13.558 805 (Mariposa) ... 318
13.559 807 (Mariposa) ... 318

13.560 808 (Mariposa) ..... 318
13.561 809 (Mariposa) ..... 319
13.562 810 (Mariposa) ..... 319
13.563 811 (Mariposa) ..... 320
13.564 812 (Mariposa) ..... 320
13.565 813 (Mariposa) ..... 321
13.566 814 (Mariposa) ..... 321
13.567 815 (Mariposa) ..... 322
13.568 816 (Mariposa) ..... 322
13.569 817 (Mariposa) ..... 322
13.570 818 (Mariposa) ..... 322
13.571 819 (Mariposa) ..... 324
13.572 820 (Mariposa) ..... 324
13.573 821 (Mariposa) ..... 325
13.574 822 (Mariposa) ..... 325
13.575 824 (Mariposa) ..... 325
13.576 825 (Mariposa) ..... 325
13.577 827 (Mariposa) ..... 326
13.578 829 (Mariposa) ..... 326
13.579 831 (Mariposa) ..... 326
13.580 833 (Mariposa) ..... 327
13.581 834 (Mariposa) ..... 327
13.582 835 (Mariposa) ..... 327
13.583 837 (Mariposa) ..... 328
13.584 839 (Mariposa) ..... 328
13.585 840 (Mariposa) ..... 328
13.586 841 (Mariposa) ..... 328
13.587 843 (Mariposa) ..... 328
13.588 844 (Mariposa) ..... 329
13.589 845 (Mariposa) ..... 329
13.590 846 (Mariposa) ..... 329
13.591 847 (Mariposa) ..... 329
13.592 849 (Mariposa) ..... 329
13.593 850 (Mariposa) ..... 330
13.594 851 (Mariposa) ..... 330
13.595 852 (Mariposa) ..... 330
13.596 853 (Mariposa) ..... 331

13.597 855 (Mariposa) ..... 331
13.598 856 (Mariposa) ..... 331
13.599 857 (Mariposa) ..... 331
13.600 859 (Mariposa) ..... 331
13.601 860 (Mariposa) ..... 332
13.602 864 (Ops) ..... 332
13.603 865 (Mariposa) ..... 332
13.604 866 (Mariposa) ..... 333
13.605 870 (Woodville) ..... 333
13.606 871 (Woodville) ..... 333
13.607 874 (Woodville) ..... 334
13.608 876 (Emily) ..... 334
13.609 877 (Emily) ..... 334
13.610 878 (Emily) ..... 334
13.611 879 (Emily) ..... 334
13.612 880 (Emily) ..... 335
13.613 881 (Emily) ..... 335
13.614 882 (Emily) ..... 336
13.615 883 (Emily) ..... 336
13.616 884 (Emily) ..... 336
13.617 885 (Emily) ..... 337
13.618 886 (Emily) ..... 337
13.619 887 (Emily) ..... 337
13.620 889 (Emily) ..... 338
13.621 890 (Emily) ..... 338
13.622 891 (Bexley) ..... 338
13.623 892 (Carden) ..... 339
13.624 893 (Carden) ..... 339
13.625 894 (Carden) ..... 339
13.626 895 (Carden) ..... 339
13.627 896 (Carden) ..... 339
13.628 898 (Dalton) ..... 340
13.629 899 (Eldon) ..... 340
13.630 900 (Eldon) ..... 340
13.631 901 (Eldon) ..... 341
13.632 903 (Eldon) ..... 341
13.633 905 (Eldon) ..... 341

13.634 906 (Emily) ... 342
13.635 907 (Emily) ... 342
13.636 908 (Emily) ... 342
13.637 909 (Emily) ... 342
13.638 910 (Emily) ... 342
13.639 911 (Fenelon) ... 342
13.640 912 (Fenelon) ... 343
13.641 913 (Fenelon) ... 343
13.642 914 (Fenelon) ... 343
13.643 915 (Fenelon) ... 344
13.644 916 (Fenelon) ... 344
13.645 917 (Fenelon) ... 344
13.646 918 (Fenelon) ... 345
13.647 919 (Fenelon) ... 345
13.648 920 (Fenelon) ... 345
13.649 921 (Fenelon) ... 345
13.650 922 (Fenelon) ... 346
13.651 924 (Fenelon) ... 346
13.652 925 (Fenelon) ... 347
13.653 926 (Fenelon) ... 347
13.654 927 (Fenelon) ... 347
13.655 928 (Fenelon) ... 347
13.656 929 (Fenelon) ... 348
13.657 930 (Fenelon) ... 348
13.658 931 (Fenelon) ... 348
13.659 932 (Fenelon) ... 348
13.660 933 (Fenelon) ... 349
13.661 935 (Fenelon) ... 349
13.662 937 (Fenelon) ... 350
13.663 938 (Fenelon) ... 350
13.664 939 (Fenelon) ... 350
13.665 940 (Fenelon) ... 350
13.666 942 (Fenelon) ... 350
13.667 943 (Fenelon) ... 351
13.668 944 (Fenelon) ... 351
13.669 945 (Fenelon) ... 351
13.670 948 (Laxton) ... 351

13.671 955 (Laxton) ..... 351
13.672 957 (Laxton) ..... 352
13.673 963 (Laxton) ..... 352
13.674 969 (Manvers) ..... 352
13.675 970 (Manvers) ..... 352
13.676 971 (Manvers) ..... 353
13.677 972 (Manvers) ..... 353
13.678 974 (Manvers) ..... 354
13.679 975 (Manvers) ..... 354
13.680 980 (Manvers) ..... 354
13.681 981 (Manvers) ..... 355
13.682 982 (Manvers) ..... 355
13.683 983 (Manvers) ..... 355
13.684 985 (Manvers) ..... 356
13.685 986 (Manvers) ..... 356
13.686 988 (Manvers) ..... 357
13.687 989 (Manvers) ..... 357
13.688 990 (Manvers) ..... 357
13.689 991 (Mariposa) ..... 358
13.690 992 (Mariposa) ..... 358
13.691 993 (Mariposa) ..... 358
13.692 995 (Mariposa) ..... 358
13.693 996 (Mariposa) ..... 359
13.694 997 (Mariposa) ..... 359
13.695 998 (Mariposa) ..... 360
13.696 999 (Mariposa) ..... 360
13.697 1001 (Mariposa) ..... 362
13.698 1002 (Mariposa) ..... 362
13.699 1003 (Mariposa) ..... 362
13.700 1004 (Mariposa) ..... 362
13.701 1005 (Mariposa) ..... 363
13.702 1006 (Mariposa) ..... 363
13.703 1007 (Mariposa) ..... 363
13.704 1008 (Mariposa) ..... 363
13.705 1009 (Mariposa) ..... 363
13.706 1010 (Mariposa) ..... 364
13.707 1011 (Mariposa) ..... 364

13.708 1012 (Ops) ... 364
13.709 1013 (Ops) ... 365
13.710 1014 (Ops) ... 365
13.711 1015 (Ops) ... 366
13.712 1016 (Ops) ... 366
13.713 1017 (Ops) ... 367
13.714 1018 (Ops) ... 367
13.715 1022 (Ops) ... 368
13.716 1024 (Ops) ... 368
13.717 1025 (Ops) ... 368
13.718 1026 (Ops) ... 369
13.719 1028 (Ops) ... 369
13.720 1029 (Ops) ... 372
13.721 1030 (Ops) ... 373
13.722 1031 (Somerville) ... 373
13.723 1032 (Somerville) ... 373
13.724 1033 (Somerville) ... 374
13.725 1034 (Somerville) ... 374
13.726 1035 (Somerville) ... 374
13.727 1036 (Somerville) ... 374
13.728 1037 (Somerville) ... 375
13.729 1038 (Somerville) ... 375
13.730 1039 (Somerville) ... 375
13.731 1040 (Somerville) ... 375
13.732 1044 (Somerville) ... 376
13.733 1045 (Somerville) ... 376
13.734 1046 (Somerville) ... 376
13.735 1047 (Somerville) ... 377
13.736 1048 (Sturgeon Point) ... 377
13.737 1049 (Verulam) ... 377
13.738 1050 (Verulam) ... 378
13.739 1051 (Verulam) ... 378
13.740 1052 (Verulam) ... 379
13.741 1053 (Verulam) ... 379
13.742 1054 (Verulam) ... 380
13.743 1055 (Verulam) ... 380
13.744 1056 (Verulam) ... 380

13.745 1057 (Verulam) ..... 381
13.746 1058 (Verulam) ..... 381
13.747 1059 (Verulam) ..... 382
13.748 1060 (Verulam) ..... 382
13.749 1061 (Verulam) ..... 382
13.750 1062 (Verulam) ..... 383
13.751 1063 (Verulam) ..... 383
13.752 1065 (Woodville) ..... 383
13.753 1066 (Woodville) ..... 383
13.754 1067 (Woodville) ..... 384
13.755 1068 (Woodville) ..... 384
13.756 1069 (Emily) ..... 385
13.757 1070 (Emily) ..... 385
13.758 1071 (Emily) ..... 385
13.759 1072 (Verulam) ..... 386
13.760 1073 (Mariposa) ..... 386
13.761 1074 (Mariposa) ..... 386
13.762 1078 (Mariposa) ..... 386
13.763 1079 (Mariposa) ..... 387
13.764 1080 (Eldon) ..... 387
13.765 1081 (Emily) ..... 387
13.766 1082 (Emily) ..... 388
13.767 1083 (Bexley) ..... 388
13.768 1084 (Emily) ..... 388
13.769 1085 (Emily) ..... 388
13.770 1086 (Emily) ..... 388
13.771 1087 (LDL) ..... 389
13.772 1088 (LDL) ..... 389
13.773 1089 (Manvers) ..... 389
13.774 1090 (Mariposa) ..... 389
13.775 1091 (Mariposa) ..... 390
13.776 1092 (Mariposa) ..... 390
13.777 1093 (Mariposa) ..... 390
13.778 1094 (Ops) ..... 390
13.779 1095 (Fenelon) ..... 390
13.780 1096 (Fenelon) ..... 390
13.781 1097 (Fenelon) ..... 391

13.782 1098 (Four Mile Lake) ... 391
13.783 1099 (Manvers) ... 391
13.784 1100 (Verulam) ... 392
13.785 1101 (Somerville) ... 393
13.786 1102 (Laxton) ... 393
13.787 1103 (Somerville) ... 393
13.788 1104 (Fenelon) ... 394
13.789 1105 (Manvers) ... 394
13.790 1106 (Ops) ... 394
13.791 1107 (Mariposa) ... 395
13.792 1108 (Emily) ... 396
13.793 1109 (Various) ... 396
13.794 1110 (Fenelon) ... 396
13.795 1111 (Emily) ... 396
13.796 1116 (Eldon) ... 396
13.797 1117 (Eldon) ... 397

**14.0 Enactment ... 396**

14.1 Former Zoning By-laws are Repealed ... 396
14.2 Effective Date ... 396
14.3 Enactment ... 397

# User Guide

This user guide is provided for information purposes, to assist readers in navigating the City of Kawartha Lakes Rural Zoning By-law. The user guide does not form a part of the Zoning By-law.

## How Do I Determine a Property's Zoning and Identify Applicable Regulations?

The following is an outline of the steps one may typically take to determine what types of regulations apply to their property.

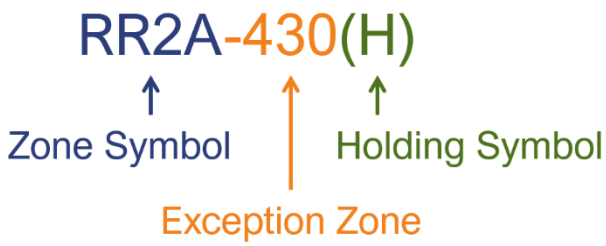
**Step 1: Identify the property's zoning on Schedule "A"**

A good first step is to locate the property on Schedule "A". To locate a property's zoning, start by identifying the location of the property of interest and refer to the index map (Schedule "A") to identify which of the subsequent maps are likely to illustrate the zoning for the property. The A-series Schedules are also available for review through an online and interactive map where an individual can search a specific address or navigate the City.

If the property of interest is not included within the defined area of this By-law, then it is subject to one of the Urban Zoning By-laws which apply to lands in Bobcaygeon, Fenelon Falls, Lindsay, and Omemee, and is not subject to the Rural Zoning By-law.

**Step 2: Make note of what zoning applies to the property on Schedule "A"**

Once the applicable map(s) included in Schedule "A" is identified, the applicable zoning may now be identified. The zones are identified within thick red boundaries and the lots are shown in thin black boundaries. Make a note of the property's applicable zone symbol (e.g., "RR2A"). In some cases, the property may have suffixes applying to the zone symbol (e.g., a holding symbol (H) or an exception zone, as denoted by a dash followed by a number). Make a note of any suffixes that apply.




The property might also fall within the Conservation Authority "overlay" – a dark blue hatched area represents that your property is subject to the Regulated Area of a Conservation Authority.

Schedule "A" shows the lands in the City of Kawartha Lakes that are affected by Minister's Zoning Orders (MZOs). These are orders issued under the *Planning Act* by the Ontario Minister of Municipal Affairs and Housing which may regulate the use of land and/or requirements for lots, buildings and structures. In the event of a conflict between this Zoning By-law and an MZO, the MZO prevails.

**Step 3: Check if the property is affected by Schedule "B" or Schedule "C"**

**Schedule "B"** illustrates the wellheads in the rural areas. If the property is within a Wellhead Protection Area, make a note of it. The intent of Schedule "B" is to implement *Ontario's Clean Water Act* and the applicable Source Protection Plans.

**Schedule "C"** illustrates the flood plain along the Burnt River. If the property is within a flood plain area shown on Schedule "C", make a note of the cross-section number shown on the map, and refer to Appendix 1 of this Zoning By-law to identify the regulatory flood elevation for the property. Schedule "C" implements the recommendations of the Burnt River Flood Plain Mapping Study prepared by the Kawartha Region Conservation Authority and helps to protect people and property from flood damage.

**Step 4: Check the permitted uses and regulations applying to the property**

Every property has a base zone applying to it (e.g., "RR2A") shown on Schedule "A". Once you know the base zone, you can consult the appropriate section of the Zoning By-law to confirm the permitted uses and regulations applying to the property. Section 2.1 of this By-law lists of the zones and identifies which category each zone is in (e.g., Residential, Agriculture, Commercial etc.).

Below are descriptions of the zone categories. These are to be used for information purposes only and to provide readers with an idea of what types of uses are contemplated in each zone. Lists of permitted uses for each zone can be found in the corresponding section as listed below.

- **Residential zones** are divided into Hamlet Residential, Rural Residential and Residential Mobile Home Park. Residential zone categories include provisions for uses such as single detached dwellings and community gardens. Depending on where the subject property is located (i.e., in a hamlet, along a shoreline), a residential property will generally be subject to one of the Residential zones. A list of permitted uses and zone provisions is found in Section 6.0.

- The **Agriculture zones** within the municipality are Agriculture, Agriculture Related and Agriculture Consolidation. These zones contemplate agricultural uses and acknowledge on-farm diversified uses. The Agriculture Consolidation zone is used where dwellings are no longer permitted on a lot following lot consolidation and severance.

- Commercial General, Commercial Highway, Commercial Rural, Commercial Recreation and Commercial Campground are **Commercial zones**. Application of these zones is generally related to the location of a property in the municipality. For instance, the Commercial Highway Zone contains different provisions than the Commercial Rural Zone as it intended to consider uses and operations located along a major roadway.

- The **Industrial zones** are Industrial General, Industrial Restricted, Industrial Extractive, Industrial Disposal and Industrial Rural. These zones typically contain uses associated with manufacturing, recycling and waste and resource extraction. The uses in these zones may require separation from other types of land uses.

- The Open Space, Open Space Restricted, Open Space Special Use and Environmental Protection zones are **Environmental Protection & Open Space Zones.** These zones generally indicate parkland and environmental features. Few uses are contemplated in these zones and conservation is prioritized.

- The **Community Use Zone** acknowledges uses that can be considered as neighbourhood amenities, both public and private, including parks, post offices and schools.

- The **Future Development Zone** is intended to be an interim zone that acknowledges and limits existing uses with the notion that future uses and developments may be contemplated.

Many properties are subject to a site-specific exception zone, as represented by a dash and a number (e.g., XX-430 is an exception zone). If this is the case, the property has special provisions that apply. The provisions within the exception will supersede or add onto other provisions of the Zoning By-law. To find the applicable special provisions, refer to Section 12.0 and locate the exception number that corresponds with the symbol shown on the property.

If the property's zoning is subject to a holding symbol (H), refer to Section 2.4.3 and the applicable exception zone. A holding symbol indicates that permitted uses will be limited until the holding symbol is lifted by by-law, and this will require the owner to meet certain conditions.

**Step 5: Understanding permitted uses and lot and building requirements**

The permitted uses for each zone are organized in a matrix. The uses permitted on the property are represented by a check mark (✓) corresponding with the applicable zone symbol. Similarly, the lot and building requirements are organized in a matrix. For each zone, the requirements for lot frontage, front yard setback, rear yard setback, maximum building height, and other requirements are identified.

It is important to read the definitions associated with the terminology used in this By-law. All of the uses permitted in this By-law are associated with a definition. Many technical terms are also defined, such as water setback, lot frontage, lot coverage, and front yard setback, for example. Where a term is defined, you will see it appear as bolded in the text for convenience.

Many technical definitions contained in Section 2.0 of this By-law are accompanied by illustrations which clarify how each definition can be applied. Refer to these illustrations to understand how different terms apply to your specific lot. These illustrations do not form a part of the Zoning By-law and are provided for convenience purposes only.

**Step 6: Locate the other provisions that may apply**

The types of uses permitted and lot and building requirements are principally regulated by the zone requirements. However, Section 4.0 contains provisions that apply to all uses and other provisions that only apply to certain permitted uses. For example, there are provisions that are specifically applicable to on-farm diversified uses, shoreline naturalization and setbacks, shipping containers, and many other uses.

Further, if the property of interest was included in a Wellhead Protection Area as shown on Schedule “B” (Step 3 outlined previously), the associated general provisions will apply.

**Note: Consider the administrative provisions of the Zoning By-law**

Section 1 of the Zoning By-law contains some provisions that can help the reader understand how to read and use the By-law and what the penalties are for contravening the Zoning By-law. The reader should be familiar with these provisions as they may be essential depending on the specific circumstance.

**Step 7: Contact City staff to confirm zoning information**

Property owners should always consult with City of Kawartha Lakes staff to confirm zoning information and determine the approval requirements for a particular project. If the provisions of the Zoning By-law cannot be met, a Minor Variance or Zoning By-law Amendment application may be required.

# 1.0 Administration and Interpretation

## 1.1 Title

.1 This By-law may be cited as the "City of Kawartha Lakes Rural Zoning By-law".

## 1.2 Application

.1 This By-law applies to all lands shown on Schedule "A".

.2 The lands subject to this By-law, as delineated on Schedule "A", are hereinafter referred to as the **defined area**.

For lands within the Urban Settlement Areas of Lindsay, Bobcaygeon, Fenelon Falls, Omemee, and the Oak Ridges Moraine, please consult each Zoning By-law.

## 1.3 Administration and Validity

### 1.3.1 Compliance with this By-law

.1 No **person** shall **use** any land, **building**, or **structure**, or **erect** any **building** or **structure**, except in accordance with the provisions of this By-law.

.2 No **person** shall change the purpose of which any land or **building** is **used** or **erect** any new **building** or addition to any **existing building** or sever any lands from an existing parcel if the effect of such action is to cause the original adjoining or remaining **buildings** or lands to be in contravention of this By-law.

The requirements of this By-law must be met before a building permit is used for the erection, addition to, or alteration of any building or structure.

### 1.3.2 Inspection of Land, Buildings, and Structures

.1 The **municipal law enforcement officer** is hereby authorized to enter at all reasonable hours for the purposes of inspection upon any property or premises.

### 1.3.3 Compliance with Other Laws and Regulations

.1 Nothing in this By-law shall serve to relieve any **person** from any obligation to comply with the requirements of any other By-law of the City of Kawartha Lakes or any other applicable regulation of the Province of Ontario or Government of Canada authorities that may otherwise affect the **use** of any land, **building** or **structure**.

### 1.3.4 Penalties

.1 Any **person** or corporation that contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to the fine(s) as provided in the *Planning Act* and, if the **person** is a corporation, every director or officer of the corporation who knowingly concurs in the contravention is guilty of an offence.

### 1.3.5 Severability

.1 A decision of a court of competent jurisdiction that one or more of the provisions of this By-law, or any portion of the schedules to this By-law, are invalid in whole or in part does not affect the validity, applicability, or enforceability of all other provisions of this By-law.

## 1.4 Interpretation

### 1.4.1 Certain Words

.1 Unless otherwise defined by this By-law, the words and phrases used in this By-law shall have their normal and ordinary meaning.

.2 The word ‘shall’ and ‘must’ are mandatory.

.3 The word ‘use’ when used as a verb, ‘to use’ or ‘used’ shall have corresponding meanings.

.4 The word ‘used’ includes ‘arranged, designed, or intended to be used’.

.5 The word ‘alter’ includes alteration.

.6 Words used in the singular include the plural and words used in the plural include the singular.

.7 Words used in the present tense include the future tense and words used in the future tense include the present tense.

### 1.4.2 Abbreviations

.1 The following abbreviations and terms, where used in this By-law, shall have the same meaning as if the word were printed in full:

.a ‘m’ means metres;

.b ‘ha’ means hectares;

.c ‘$m^2$’ means square metres;

.d ‘min.’ means minimum;

.e ‘max.’ means maximum; and,

.f 'FAR' means floor area ratio.

### 1.4.3 Illustrations, Maps, Notations, and Other Convenience Features

.1 Illustrations included in this By-law are for convenience purposes only and do not form part of this By-law. Notwithstanding this provision, illustrations, diagrams, tables, and maps that are explicitly identified with a Figure or Table number in this By-law shall form an operative part of this By-law.

.2 This By-law contains margin notations for the purposes of providing convenience and explanation to the reader. Margin notations are shown in grey boxes with black text to the right of the operative parts of this By-law. The margin notations do not form an operative part of this By-law.

Margin notations contained within grey boxes are provided to explain elements of the By-law and are not an operative part of the By-law.

.3 Character styles are provided for convenience purposes only. The usage or omissions of the following shall not be considered to change the intent or meaning of the By-law or any part thereof:

.a The terms that are defined in Section 3 of this By-law have been bolded.

.b The titles of Federal or Provincial legislation are italicized.

### 1.4.4 Technical and Editorial Revisions

.1 Provided that the purpose, effect, intent, meaning, and permissions of this By-law are in no way changed or altered, the following technical revisions to this By-law are permitted without amendment:

.a Corrections to typographic, punctuation, or mathematical errors.

.b Additions to and revisions of technical information on the schedules, including but not limited to topographic information, road labels, notes, legends, colours, shading, title blocks, or zone boundaries abutting new or deleted roads.

.c Changes to headers, footers, tables of contents, illustrations, diagrams and margin notations which do not form an operative part of the By-law.

.d Changes to any reference to legislation or regulations or sections thereof approved by another public authority shall include any amendments or successor legislation.

## 1.5 Transition

### 1.5.1 Building Permits

.1 Nothing in this By-law shall prevent the erection of a **building** or **structure** in accordance with a building permit application submitted prior to the date of passing of this By-law, provided the building permit is in accordance with all prior zoning by-laws that affected the **lot** before this By-law came into effect.

.2 This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is **erected** in accordance with clause .1 of this subsection.

Building permit applications must meet the zoning requirements in place at the time of making the application.

### 1.5.2 Planning Applications in Process

.1 Nothing in this By-law shall prevent the erection of a **building** or **structure** in accordance with any minor variance under Sections 45(1) or 45(2) of the *Planning Act* or site plan that has been submitted and deemed complete by the **Municipality** or approved or conditionally approved by the relevant approval authority before the date of passing of this By-law, provided the application complies with all prior zoning by-laws that affected the **lot** or block before this By-law came into effect.

.2 This By-law is deemed to be modified to the extent necessary to permit a **building** or **structure** that is **erected** or to permit a **use** in accordance with clause .1 of this subsection.

A minor variance or site plan application that has been submitted and deemed complete or recently approved by the City prior to the passing of this By-law are subject to the provisions of the applicable former zoning by-law.

### 1.5.3 Lapse of Transition Provisions

.1 Once a permit or approval referred to under Section 1.5.1 and 1.5.2 has been granted, all provisions of this By-law shall apply.

.2 Section 1.5 shall lapse and is deemed to be repealed five years from the effective date of this By-law. This provision shall not require an amendment to this By-law to take effect.

## 1.6 Technical Revisions

.1 Provided the purpose, effect, intent, and meaning of this By-law are in no way altered or affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:

.a Changes to the numbering, format, arrangement and order of text, tables, schedules and maps.

.b Additions to and revisions of technical information on the schedules, including but not limited to topographic information, **road** labels, notes, legends, colours, shading, and title blocks. For clarity, this provision shall not apply to modifications that would affect the zoning of lands but relates to the modification of **zone** boundaries for the purposes of clarity.

.c Corrections to punctuation, grammar, typographic, stylistic, spelling, or mathematical calculation errors.

.d Changes to illustrations and diagrams which do not form an operative part of the By-law.

.e Changes to any reference to legislation or regulations or sections thereof approved by another **public authority** which shall include any amendments or successor legislation.

## 1.7 Allowance for Construction-Related Margin of Error

.1 Where a building permit has been lawfully issued and not revoked and where a constructed **building** or **structure** has been found to be in contravention of any minimum or maximum requirement for **height** or a **yard** by no more than 0.03 m, said **building** or **structure** shall be deemed to comply with the applicable **height** or **yard** requirement of this By-law.

# 2.0 Establishment of Zones and Schedules

## 2.1 Establishment of Zones

.1 Table 2-1 establishes the following **zones** and places all lands within the **defined area** of this By-law in one or more of the following **zones**.

.2 The **zones** may be referred to by their Zone Name or by their corresponding Zone Symbol as established in Table 2-1.

**Table 2-1: Establishment of Zones**

| Zone Name | Zone Symbol |
|---|---|
| **Residential Zones** | |
| Hamlet Residential One | HR1 |
| Hamlet Residential Two | HR2 |
| Hamlet Residential Three | HR3 |
| Hamlet Residential Four | HR4 |
| Rural Residential One A | RR1A |
| Rural Residential One B | RR1B |
| Rural Residential One C | RR1C |
| Rural Residential One D | RR1D |
| Rural Residential Two A | RR2A |
| Rural Residential Two B | RR2B |
| Rural Residential Two C | RR2C |
| Rural Residential Two D | RR2D |
| Rural Residential Three A | RR3A |
| Rural Residential Three B | RR3B |
| Rural Residential Three C | RR3C |
| Residential Mobile Home Park | RMH |
| **Agriculture Zones** | |
| Agriculture | AG |
| Agriculture Related | AR |
| Agriculture Consolidation | AC |
| **Commercial Zones** | |
| Commercial General | CG |
| Commercial Highway | CH |
| Commercial Rural | CA |
| Commercial Recreation | CR |

| Table 2-1: Establishment of Zones | |
|---|---|
| **Zone Name** | **Zone Symbol** |
| Commercial Campground | CC |
| **Industrial Zones** | |
| Industrial General | IG |
| Industrial Restricted | IR |
| Industrial Extractive | IX |
| Industrial Disposal | ID |
| Industrial Rural | IA |
| **Environmental Protection & Open Space Zones** | |
| Open Space | OS |
| Open Space Restricted | OSR |
| Open Space Special Use | OSS |
| Environmental Protection | EP |
| **Community Use Zone** | |
| Community Use | CU |
| **Future Development Zone** | |
| Future Development | FD |

## 2.2 Schedules

### 2.2.1 Schedule A: Zoning Maps

.1 The **zones** and **zone boundaries** are shown on the Zoning Maps, which are attached hereto as Schedule "A" and form part of this By-law. Such **zones** may be referred to by the appropriate **zone** symbols in Table 2-1.

.2 Schedule "A" includes overlays which provide additional requirements to the **zones**. Such overlays correspond to the appropriate provisions of this By-law and should be referred to in addition to the **zone** requirements.

Schedule A applies to all lands within the defined area of this By-law.

Schedules B and C only apply to certain lands within the City and must be interpreted in conjunction with all other requirements of this By-law.

### 2.2.2 Schedule B: Wellhead Protection Areas

.1 Specific requirements are applicable to **wellhead protection areas** as shown on Schedule "B", which is attached hereto and forms part of this By-law.

### 2.2.3 Schedule C: Burnt River Flood Elevation Cross-Sections

.1 Specific requirements are applicable to lands within the Burnt River Flood Plain as shown on Schedule "C", which is attached hereto and forms part of this By-law.

## 2.3 Interpretation of Zone Boundaries

.1 Where a **zone boundary** is shown as following a **street** or **lane**, or a **public use** such as a railway, transmission line or, pipeline, the **zone boundary** shall be the **centreline** of the applicable feature unless otherwise noted.

.2 Where a **zone boundary** is shown as following the shoreline of a **waterbody**, the **zone boundary** is the **high-water mark**.

.3 Where a **zone boundary** is shown as approximately following **lot lines** shown on a registered plan of subdivision or **lots** registered in the appropriate Registry Office or Land Titles Office, the boundary shall follow such **lot lines**.

.4 Where a **zone boundary** is shown as following the limits of the **Municipality**, the limits shall be the limits of the **Municipality**.

.5 Where none of the above provisions apply, the said **zone boundary** shall be scaled from the attached Schedules.

.6 The applicability of the Conservation Authority Regulated Area shall be subject to the interpretation clauses in Section 4.6.

## 2.4 Interpretation of Zone Symbols

### 2.4.1 Zone Symbols

.1 Schedule “A” to this By-law applies the **zones** for all lands within the **defined area** of this By-law, represented by a **zone** symbol as established by Table 2-1. The requirements of any applicable zone(s) are contained in Sections 6 – 11 of this By-law.

.2 A **zone** symbol may also be preceded or followed by a combination of a hyphen, letter(s), number(s), to establish special provisions as set out in this By-law. Lands so identified shall be subject to all the provisions of the parent **zone**, except as otherwise provided in the special provisions.

### 2.4.2 Multiple Zones on One Lot

.1 Where a **lot** falls into two or more **zones**, each portion of that **lot** shall be subject to the applicable permitted **uses** and standards, excluding the minimum **lot area** and **lot coverage**, for the applicable **zone** applying to that portion of the **lot**.

.2 **Parking spaces**, **driveways**, and **parking aisles** required by this By-law may be provided anywhere on a **lot** that falls into two or more **zones**, unless otherwise prohibited by this By-law.

### 2.4.3 Holding Symbol

.1 Where a **zone** shown on Schedule "A" is followed by a hyphen (-) and the symbol "H", the lands are subject to a holding provision that shall apply until such time that the "H" symbol is lifted by an amendment to this By-law, in accordance with Section 36 of the *Planning Act*.

.2 The requirements for lifting the holding symbol are indicated in the amending by-law, which are incorporated as an exception zone under Section 13 of this By-law.

.3 Only legally existing **uses**, **buildings**, and **structures** shall be permitted until such time as the Holding Symbol (H) is removed by an amendment to this By-law passed pursuant to Section 36 of the *Planning Act*, as amended.

.4 On any lands where a holding symbol is applied, the permitted **uses**, **lot** and **building** requirements that apply after the holding symbol is lifted, shall be in accordance with the applicable **zone** provisions.

### 2.4.4 Exception Zones

.1 Where a **zone** symbol shown on Schedule "A" is followed by a hyphen (-) and a number, the affected lands shall be subject to the special provisions of the corresponding exception **zone** under Section 13 of this By-law.

.2 An exception **zone** is a base **zone** that has been modified by adding, deleting, or otherwise amending any permitted **uses**, prohibited **uses**, or other regulations for the lands to which the exception **zone** applies. The requirements of an exception **zone** take precedence over all other provisions of this By-law where there is a conflict. By default, the remainder of the provisions of this By-law shall apply unless explicitly stated in the exception **zone** in Section 13.

# 3.0 Definitions

In this By-law, unless the context otherwise requires, the following terms when used shall have the meanings assigned to them as follows:

## A

**Abattoir** means the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, further processing, and storing of the product on the **premises**.

**Accessory** means incidental, subordinate, and devoted exclusively to a **principal use**, **building** or **structure**, as applicable within the context in which the term accessory is used.

**Accessory Use, Mobile Home Park** means service, recreational and retail facilities **accessory** to a **mobile home park** within an **accessory building or structure**. Without limiting the generality of the foregoing, this may include an **accessory** convenience store, laundromat, management **office**, **recreational use**, or **visitor parking area**.

**Agri-Tourism Use** means farm-related tourism **uses** that promote the enjoyment, information, education or activities related to the **principal** farm operation on a **lot**, including but not limited to processing demonstrations, make-your-own operations, pick-your-own produce operations, farm machinery and equipment exhibitions (on a temporary basis), tours, petting zoos, hayrides and sleigh rides, small-scale farm theme playgrounds, small-scale educational establishments, culinary experiences, and retail of farm products and value-added farm products as well as ready-to-eat products.

**Agricultural Event Venue** means **premises used** as a recurring private **assembly hall** for hosting weddings and similar type events, and which may occur within a **building** or **structure used** as part of a **principal agriculture use** and may have food and beverage preparation and serving facilities.

**Agricultural Products Processing Establishment** means **premises** in which agricultural products are preserved, graded, stored, or processed for use by humans or animals, including, but not limited to, a flour mill, a feed mill, dairy processing, **sawmill**, and egg grading.

**Agricultural Products Warehouse** means **premises used** for the storage of agricultural produce and may include facilities for wholesale distribution.

**Agricultural Research Facility** means **premises** for agricultural research and may include related activities and **uses accessory** to agricultural research.

**Agriculture** means the growing of crops, including nursery, energy crops, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm **buildings** and **structures**, including, but not limited to **livestock facilities**, **farm greenhouses**, manure storages, and those **value-retaining farm uses** serving the farm.

**Air Filtration Control** means the functional use of industrial grade multi-stage carbon filtration systems or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person.

**Alter** means,

a) When used in reference to a **building**, **structure** or part thereof, to change any one or more of the internal or external dimensions, to change the **use**, to change the number of **uses** or **dwelling units**, or to change the elevation of an exterior opening.

b) When used in reference to a **lot**, to change any **frontage**, depth, or area of the **lot** or to change the **frontage**, depth, or area of any required **yard**, **setback**, **lot coverage**, **landscaped open space** or **parking area**, or to change the **use** or number of **uses** on such **lot**.

**Anaerobic Digestion** means a process used to decompose organic matter by bacteria in an oxygen-limited environment.

**Ancillary** means a **use** that is additional, secondary, and complementary to a **principal use** but is not **accessory** to the **principal use**.

**Animal Hospital** means **premises** in which facilities are provided for the treatment or prevention of illness, disease and injury to animals where shelter may be provided within the **building** during the period of treatment.

**Area of Operation** means, in relation to an **on-farm diversified use**, all areas dedicated to the **use**, including associated **buildings**, **outside storage**, landscaped areas, berms, well and **septic systems**, **parking areas** and new, dedicated **lanes**, and shall exclude **existing lanes** shared with the **principal agriculture use** on the **lot**.

**Artisan Market** means a market held in an open area or in a **building** or **structure** where groups of individual sellers display or sell hand-made material arts, and may include photographs, paintings, drawings, prints, sculptures, or similar artisan goods.

**Artisan Studio** means **premises** for the making, study, or instruction of a performing or visual art, or the workplace of an artisan such as a painter, sculptor, photographer, clothing maker, or tailor.

**Assembly Hall** means the assembly of persons including assembly for civic, religious, charitable, philanthropic, cultural, recreational, or educational purposes.

**At Capacity Lake** means the status of a **waterbody** whereby the **waterbody** cannot support additional development due to degraded water quality as determined by the City of Kawartha Lakes Official Plan.

**Attached** means a **building** or **structure** that is otherwise complete in itself, which has a wall or walls shared in common with an adjacent **building** or **buildings** and/or depends upon an adjacent **building** or **buildings** for structural support.

**Attic** means the portion of a **building** situated wholly or in part within the roof but shall not include a storey or a half storey.

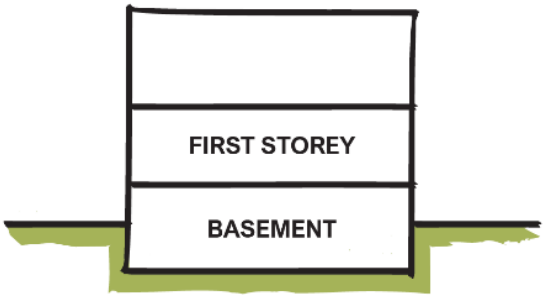
**Auction Establishment** means **premises** in which the **principal** facilities provided are for the storage, display and subsequent sale of goods and articles, including, but not limited to antiques, farm equipment, and livestock by way of auction.

# B

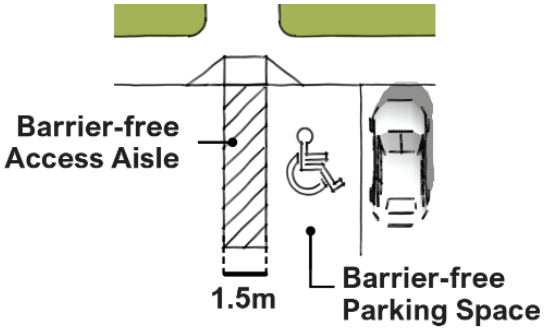
**Bakery** means the preparation, baking, storage, wrapping and packing, and other related activities associated with the sale and distribution of baked goods.

**Banquet Hall** means **premises used** for the purposes of catering to banquets, weddings, receptions and other similar functions for which food and beverages are prepared and served at the **premises**.

**Basement** means one or more **storeys** of a **building** located below the **first storey**.



**Barrier-Free Access Aisle** means an area abutting a **barrier-free parking space** to provide unobstructed pedestrian access to and from a **barrier-free parking space**.



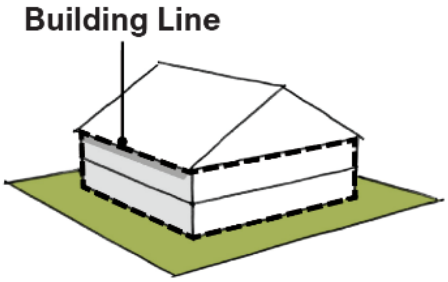

**Barrier-Free Parking Space** means an unobstructed rectangular area for the exclusive **use** of temporary parking of a **motor vehicle** for persons with disabilities and displaying a permit granted from the Province but shall not include a **driveway** or **aisle**.

**Bed and Breakfast** means an owner occupied and operated establishment where temporary sleeping accommodation and sanitary facilities are made available and where meals are provided to guests. A bed and breakfast shall not include a **hotel, small scale hotel**, or **motel**.

**Bicycle Parking Space** means an area that is provided and maintained for the purpose of temporary storage of a bicycle.

**Boathouse** means a **detached accessory building** which is designed or **used** for the sheltering of a boat or other form of **watercraft** and/or **accessory use** for storage of household equipment incidental to the residential occupancy but shall not include **habitable rooms**.

**Building** means any **structure** whether temporary or permanent, consisting of at least three walls and a roof, **used** or **erected** for the shelter, accommodation or enclosure of persons, animals, materials or equipment.




**Building Line** means the extent of an exterior wall of a **building** or **structure**, including all structural or architectural elements essential to the support of a fully enclosed space or roof.

**Building, Main** means the **building** in which the **principal use** of the **lot** or **building** is carried out.

**Building Supply Outlet** means the storage, sale, rental and lease of equipment and supplies **used** in construction.

# C

**Cabin, Private** means a **building used** for sleeping, containing no cooking or sanitary facilities and which is an **accessory use** to a **single detached dwelling**.

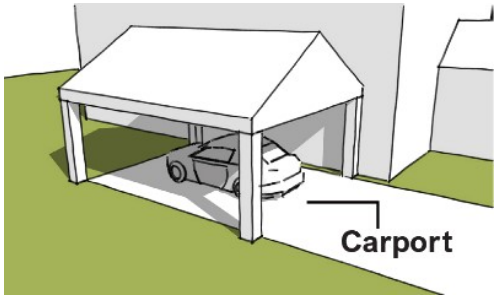
**Cabin, Rental** means a **building** within a **tourist resort**, which may contain cooking facilities or sanitary facilities, rented out for the purposes of the vacationing or travelling public through temporary accommodation.

**Campground** means **premises** designed for the temporary seasonal accommodation of the travelling or vacationing public in **tents**, tourist trailers, **recreational vehicles**, or other **structures** and may include an **accessory office** but shall not include a **mobile home park**.

**Camping Site** means a parcel or area of land within a **recreational vehicle park** and for the exclusive seasonal **use** of a **recreational vehicle** or a **tent**.

**Cannabis** means a genus of flowering plants in the family Cannabaceae. Synonyms include but are not limited to marijuana, and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs [hemp milk, hemp seed, hemp oil], fiber and biofuels).

**Cannabis Production and Processing Facility** means **premises used** for producing, processing, testing, destroying, packaging and/or shipping of **cannabis** authorized by an issued license or registration by the federal Minster of Health, pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the *Controlled Drugs and Substances Act*, SC 1996, c 19, as amended from time to time, or any successors thereto.




**Carport** means a covered and unenclosed **structure** designed and **used** for the parking of **motor vehicle**(s) containing a minimum of 2 open sides.

**Cemetery** means land **used** for the interment of human remains and includes a mausoleum, **crematorium**, columbarium or other **structure** intended for the interment of human remains.

**Centreline** means an imaginary line on a feature that is located equidistant to the boundary or extent of that feature.

**Clinic** means **premises used** for the examination, diagnosis and/or treatment of outpatients by regulated health professionals as well as **accessory uses** such as associated laboratories, facilities and equipment, drug and optical dispensing to outpatients, and the **accessory** sales of medical supplies and equipment.

**Club** means **premises used** as a meeting place for members of an organization and includes a lodge, athletic or recreational club, social club,

a fraternity or sorority house, legion and a labour union hall, which may include cooking facilities.

**Commercial Vehicle** means a **motor vehicle** having attached to it a truck or delivery body, and without limiting the generality of the foregoing, may include a food truck, bus, cube van, tow truck, tilt and load trucks or trailers, dump trucks, tractor trailers, semitrailers, or construction equipment that is self-propelled or designed to be towed.

**Community Facility** means **premises used** for indoor and outdoor recreational, institutional, social, or cultural activities, and may include a community centre, arena, library, or museum.

**Community Garden** means a communal garden provided for the **use** of the public to produce flowers, herbs, fruits or vegetables and activities associated with gardening, but does not include any processing or packaging, commercial sales, or the raising of livestock or animals including poultry.

**Concrete and Asphalt Plant** means **premises used** for the batching and production of asphalt or concrete, or asphalt or concrete products, and dispatching of concrete and asphalt trucks, equipment storage and maintenance, office and administrative activities and the receiving and **outside storage** of materials, casting and concrete and asphalt products, and shall also include the processing of aggregate material through a crushing and sorting operation, but does not include the **retail** sale of finished asphalt or concrete products.

**Conservation Authority** means the Conservation Authority having jurisdiction, or any successors thereto.

**Conservation Use** means the preservation, protection, and improvement of any feature of the natural environment through a program of maintenance and management administered by a **Conservation Authority**, **public authority**, private groups or individuals.

**Contractor's Shop** means **premises used** by a general contractor, landscaper, or any building trade, for the assembly, welding, fabrication, repair or storage of building components or for the repair, maintenance or storage of machinery, equipment and materials used in the building trade.

**Contractor's Yard** means **premises used** for a trade, contractor, construction, or landscaping company for the storage and maintenance of equipment and materials, and which may include an **accessory office**.

**Correctional Facility** means a **building** or part of a **building used** as a secure facility for people who are on remand, serving a sentence or awaiting transfer to another correctional facility and is owned, operated, funded or supervised by the Province but does not include a **group home**.

**Council** means the Municipal Council of the Corporation of the City of Kawartha Lakes.

**Crematorium** means a **building** that is fitted with appliances for the purpose of cremating human remains and that has been approved as a crematorium or established as a crematorium in accordance with the requirements of Provincial legislation and includes everything necessarily incidental and **ancillary** to that purpose.

**Custom Workshop** means **premises used** by a person or persons with a trade, craft or guild or other skilled labour for the repair, custom fabrication, or custom assembly of articles, items or things. A custom workshop may include a machine shop, a pattern shop, a sheet metal shop, a wood working shop, a cabinetwork shop or other similar operation.

# D

**Day Care Centre** means **premises used** to provide for the temporary supervision or care of children or adults for a portion of a day not exceeding 24 hours and is licensed by the Province of Ontario, as may be required.

**Day Care, Home-Based** means a **home occupation** where the temporary care of no more than five children is provided for a portion of a day not exceeding 24 hours.

**Defined Area** means all lands subject to this By-law as delineated on Schedule “A”.

**Dense Non-Aqueous Phase Liquid (DNAPLs)** means chemicals that are both denser than water and do not dissolve readily in water. Because of these traits, DNAPLs tend to sink below the water table and only stop when they reach impenetrable bedrock. This makes them difficult to locate and cleanup. Commonly used DNAPLs include, but are not limited to paint strippers, varnishes, aerosols, and pharmaceuticals.

**Dock** means a **structure** which is designed or **used** for the mooring of a boat or other form of water transportation which stretches along the side of or projects into a **waterbody**.

**Dog Kennel** means **premises**, whether enclosed or not, where dogs are kept for purposes of breeding, training, boarding or commercial purposes.

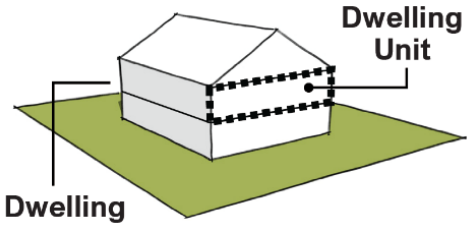
**Drinking Water Threat** means an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be **used** as a source of drinking water and includes an activity or condition that is prescribed by the regulations as a drinking water threat. Refer to the *Clean Water Act*, or successors thereto, for the prescribed drinking water threats.

**Driveway** means a vehicular accessway providing access from a **street** to a **building** or property, a **loading space**, a **parking area**, **carport** or a **private garage**.

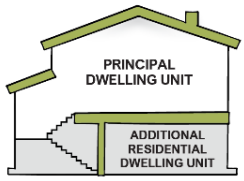
**Drive-Through** means land and associated **structures used** to take orders or provide a service to patrons while remaining in their **motor vehicle**.

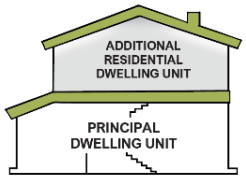
**Drugless Practitioner** means a drugless practitioner within the meaning of the *Drugless Practitioners Act,* as amended.

**Dwelling** means a **building**, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more **dwelling units**, not including **motels**, **hotels**, **small scale hotels**, tents, truck campers, **recreational vehicles**, or mobile camper trailers.



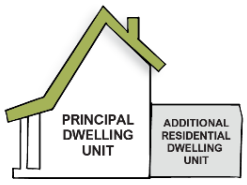

**Dwelling Unit** means one or more **habitable rooms** occupied or capable of being occupied as an independent and separate housekeeping establishment, in which separate cooking and sanitary facilities are provided for the exclusive **use** of the household with a private entrance from outside the **building** or from a common hallway or stairway inside the **building** but does not include a tent, **private cabin**, **recreation vehicle**, or a room in a **hotel, small scale hotel**, or **motel**.



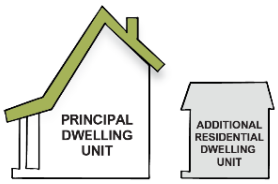




**Dwelling Unit, Accessory** means a **dwelling unit** that is **accessory** to a non-residential **use** on a **lot**.

**Dwelling Unit, Additional Residential** means a **dwelling unit** that is self-contained, subordinate to and located within the same **building** or on the same **lot** as the **principal dwelling unit**. The **additional residential dwelling unit** includes a separate entrance, kitchen facilities, washroom facilities, and living space from the **principal dwelling unit**.




**Dwelling Unit, Principal** means a **single detached dwelling** for the purpose of the definition of **additional residential dwelling unit**.



**Dwelling, Single Detached** means a completely detached **dwelling unit** but shall not include a **mobile home**.

# E

**Emergency Service** means fire, ambulance, police and similar facilities operated by a **public authority**.

**Enlargement** means any **alteration** or change to an **existing structure** resulting in an increase in the **existing floor area**. Enlarge and enlarged shall have a corresponding meaning.

**Erect** means to build, construct, reconstruct, alter or relocate and without limiting the generality of the foregoing shall include any preliminary physical operation such as excavating, grading, piling, cribbing, filling, draining or structurally altering any existing **building** or **structure** by an addition, deletion, enlargement or extension. Erected shall have a corresponding meaning.

**Established Building Line** means the average **setback** from the **street line** or **high-water mark** of **existing buildings** on either side of the **lot** when at least two **buildings** have been **erected** on any one side of the same **street** prior to the date of passing of this By-law.

**Existing** means legally existing as of the date of the passing of this By-law.

# F

**Fairground** means **premises** intended for **uses** on a temporary basis, including but not limited to, exhibitions of farm, educational, household and manufactured products and displays and/or activities for entertainment, recreational, hobby, charitable or estate purposes, including eating establishments, auctions and **retail** sales.

**Farm Café and Shop** means a café or commercial **retail** space that is **accessory** to the permitted **agriculture uses** on the **lot** and shall primarily include the sale of products and value-added products produced by the farm and may include limited seating and a small-scale commercial kitchen.

**Farm Micro-Brewery** means **premises used** on a farm for the making of beers, spirits, ciders and wines from grains, hops, crops, and fruit grown primarily as part of the **principal agriculture use**, and may include a

tasting and hospitality area, **retail** sales of the products produced on site, and an **ancillary restaurant**.

**Farm Implement Sales and Service Establishment** means **premises** where farm implements and related equipment and parts are serviced, repaired, and sold, leased or rented.

**Farm Produce Outlet** means a **use accessory** to an **agriculture use** which consists of the **retail** sale of agricultural products, raised, grown or processed by the property owner or an **agriculture** operation conducted on the farm.

A farm produce outlet includes uses commonly known as farm-gate sales.

**Farm Supply Outlet** means **premises used** for the sale, processing, and storage of seed, feed, chemicals, input supplies, materials and fertilizers for **use** on a farm, and includes a tack shop.

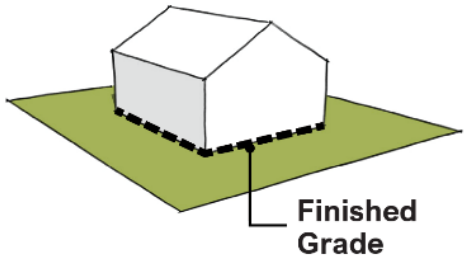
**Farmer's Market** means the **retail** sale of agricultural, food, artisan products including produce and value-added products where the majority of vendors are also the farmer producers as defined by the Food Premises O. Reg. 493\17 as amended from time to time of the products for sale.

**Feed Mill** means a mill or factory in which food for animals is manufactured and includes storage for ingredients and completed feeds as well as **accessory office** space.

**Film Production** means filming, video recording, photography, or any other form of audio and visual recording for a feature film, documentary, commercial music video, educational film or other purpose outside a film studio, but does not include street interviews, newscasts, press conferences, or visual recordings for personal purposes only.

**Financial Institution** means **premises** where services are provided to patrons for the depositing, lending, exchange, or investment of money.

**Finished Grade** means, with reference to a **building** or **structure**, the average elevation of the finished grade of the ground immediately surrounding such **structures**, exclusive in both cases of any artificial embankment or entrenchment. When used with reference to a **street**, road or highway, finished grade means the elevation of the **street**, road or highway established by the **Municipality** or other **public authority**.




**Flood and Erosion Control** means land **use** practices or **structures** deemed necessary by a **public authority** for the reduction or prevention of flooding.

**Floor Area** means the total habitable floor area within a **building** measured from the outside of the exterior walls or the **centreline** of a common or

party wall, but excluding any **basement**, attic, mechanical room, electrical room, elevator shaft, refuse chute, stairwell, **motor vehicle** and bicycle **parking areas**, **loading spaces** located above or below **finished grade**.

**Floor Area, Gross** means the aggregate of the **floor areas** of all the storeys of a **building** including the **floor area** of any basement, where the floor areas are measured between the exterior faces of the exterior walls of the **building** at each floor level but excluding **parking areas** within the **building**.

**Forestry** means the management, development and cultivation of timber resources exclusive of a **sawmill**.

**Fuel Depot** means **premises** where petroleum, gasoline, fuel oil, gas propane or other fuels are stored in tanks for wholesale distribution or bulk sales but does not include facilities for the sale of fuels for private vehicles.

**Funeral Services** means a **building** with facilities for the care and preparation of human remains, the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services but does not include a **cemetery** or a **crematorium**.

# G

**Garage, Private** means a **building** or part of a **building used** or intended for the parking or storage of a **motor vehicle**, **commercial vehicle**, and/or **recreational vehicle** as **accessory** to a **dwelling unit** and includes a **carport**.

**Garden and Nursery** means the growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees or other vegetation which is sold to the public.

**Garden and Nursery Supplies** means the growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees or other vegetation which is sold to the public and shall also include the sale or rental of such goods, products or equipment normally associated with gardening or landscaping.

**Garden Suite** means a one unit **detached** residential **structure**, containing sanitary and cooking facilities, that is **ancillary** to an **existing** residential **structure** and that is designed to be portable and is capable of meeting the standards of the Ontario Building Code and is **used** for temporary accommodation.

**Golf Course** means **premises** operated for the purpose of playing golf and which may include **ancillary uses** such as a clubhouse, pro shop, **restaurant**, meeting rooms, **banquet hall**, driving range, putting green and maintenance facilities.

**Grain Elevator** means **premises** where farm commodities such as grain, corn, and oil seeds are brought, stored, dried, processed, and sold, and also includes the drying, processing, and elevation for storage of farm commodities.

**Greenhouse, Commercial** means **premises used** for the growing of flowers, fruits, vegetables, plants, shrubs, trees, and similar vegetation and are sold directly from the **lot** at wholesale or **retail** and may include the sale of incidental seasonal merchandise.

**Greenhouse, Farm** means a **building** for the growing of plants, shrubs, trees, and similar vegetation on the same **lot** containing such greenhouse in conjunction with the **principal agriculture use** on the **lot**.

**Group Home** means a single housekeeping unit as the sole use within a **single detached dwelling** licensed, approved or funded under Federal or Provincial statute for the accommodation of three to ten residents, exclusive of staff, that provides a group living arrangement under responsible supervision. A group home shall not have any correctional purpose.

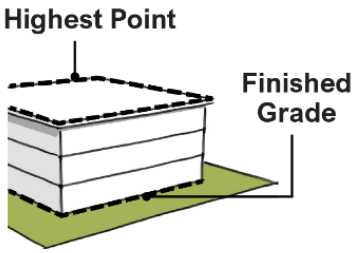
# H

**Habitable Room** means any room used or intended for human habitation except a bathroom, hallway, stairwell, laundry, or storage room.

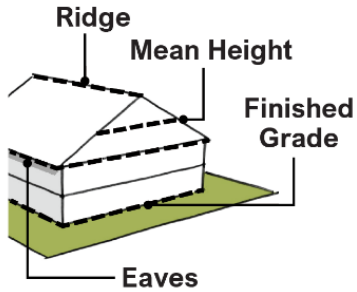
**Hazardous Lands** means property or lands that could be unsafe for development and site alteration due to naturally occurring processes and naturally occurring hazards including unstable soils or bedrock.

**Height** means,

a) The vertical distance on a **principal building** or **structure** or **accessory building** and **structure** between the **finished grade** and the highest point of the roof surface, or the parapet, whichever is the greater, of a flat roof; or

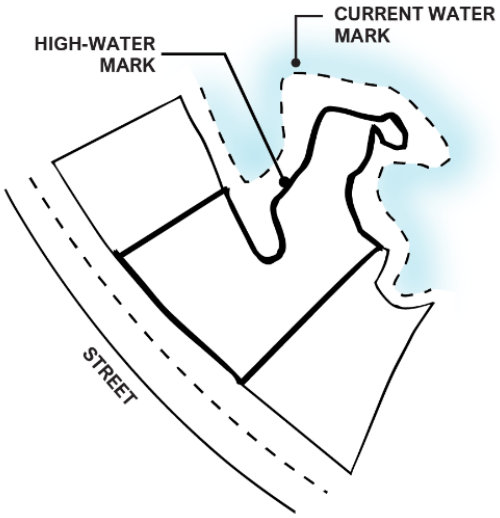



b) The vertical distance on a **principal building** or **structure** or **accessory building** and **structure** between the **finished grade** and the mean height between eaves and ridge of a gabled, hip, gambrel or mansard roof, or other type of pitched roof. When dormers are present and collectively encompass more than 50% of the adjacent floor area, **height** means the vertical distance between the **finished grade** and the mean height between roof eaves and ridge of dormer.




**Heavy Equipment Rental, Sales, and Service** means **premises used** for the rental, sales, hire, and service of heavy machinery and equipment.

**High-Water Mark** means the highest elevation of the water surface of a **waterbody**, including seasonal flooding, as evidenced by changes in shoreline vegetation or residual water marks left on **buildings**, **structures**, vegetation or other shoreline features.




**Home-Based Food Processing** means a business established within a **dwelling unit** or in an **accessory building** and permitted according to Ministry of Health Food Premises Regulations where a kitchen is permitted to be **used** to process food, and package it to be offered for sale.

**Home Industry** means a business or occupation that is operated as an **accessory use** for gain or profit to a **dwelling unit** or **agriculture use**.

**Home Occupation** means a business or occupation that is operated as an **accessory use** for gain or profit to a **dwelling unit** and conducted entirely within a **dwelling unit**.

**Hotel** means **premises used** for the temporary sleeping accommodation of the public, and may include **accessory uses** such as a **restaurant**, **retail** store, meeting rooms, exercise room and other amenities for guests and **ancillary** cooking facilities. The guest rooms of a hotel are accessed by

common corridors, and direct access to the rooms is not provided from the outside.

**Hotel, Small Scale** means a hotel containing no more than 10 guest rooms.

**Hunt Camp** means **premises** consisting of one or more rooms which is at least partially furnished and may include facilities for the preparation of food, sanitary facilities, and overnight accommodation, on a temporary basis, for **use** only during the hunting and fishing seasons but shall not include any other establishments or **use** as may be defined or classified in this By-law. If located on Crown land, hunt camps are subject to Provincial requirements.

# I

**Incidental Volume** means standard size containers that are **used** for personal or domestic activities. This excludes larger volumes used in activities, such as hobbies and home businesses.

**Industrial Use, Dry** means **premises used** for manufacturing, processing, fabrication, assembly, treatment, packaging and incidental storage of goods and materials which does not require the consumption or use of water or the discharge of industrial liquid wastes, wash or cooling water or process waste as part of the industrial process and which requires the disposal of water for only the domestic wastes of employees.

**Intake Protection Zone** means the **vulnerable area** delineated around surface water intakes for **municipal drinking water systems** and is comprised of subzones:

a) IPZ-1: The area immediately adjacent to the intake and is considered the most **vulnerable area** due to its proximity to the intake. IPZ-1 is the area within a 1,000.0 m radius when centered on the intake, and where IPZ-1 extends onto or touches land, land within a 120.0 m setback of the **high-water mark**.

b) IPZ-2: A secondary protection area that is located upstream of the IPZ-1 and represents the extent to which a contaminant could travel to the municipal intake within 2 hours of its release into the environment (due to a spill or leak).

**Island** means a piece of land surrounded by water having no access to the mainland via a causeway, bridge or any other physical connection capable of transferring **motor vehicles**.

# J

# K

# L

**Landscaped Open Space** means land situated at grade which is unoccupied and unobstructed by any enclosed space within a **building** or **structure**, **used** for any or a combination of the following elements, and which may include any land forming part of a required **planting strip**:

a) **Soft Landscaping,** which means vegetation such as trees, shrubs, hedges, ornamental plantings, grass, and ground cover.

b) **Hard Landscaping,** which means non-vegetative materials such as unit pavers, patio stones, brick, rock, stone, concrete, tile, but excluding **driveways**, curbing, **parking areas**, and **outside storage** areas.

**Lane** means a public thoroughfare which affords only a secondary means of access to abutting **lots**, and which is not intended for general traffic circulation.

**Legal Non-Complying** means a legally **existing lot**, **building** or **structure** which does not comply with one or more of the provisions of this By-law as of the date of passing of this By-law.

**Legal Non-Conforming** means a legally **existing use**, **building** or **structure** which does not conform to the permitted **uses** of this By-law as of the date of passing this By-law.

**Livestock Facility** means a barn, **building** or **structure** with livestock occupied portions intended for keeping or housing of livestock. A livestock facility shall also include all manure and anaerobic digesters.

**Loading Space** means an unencumbered area of land which is provided and maintained on the same **lot** upon which the **principal use** is located, and which area is provided for the temporary parking of one **commercial vehicle** while it is being loaded or unloaded.

**Long-Term Care Home** means a facility which provides care and services for persons who are no longer able to live independently or who require on-site nursing care, 24-hour supervision or personal support and licensed under the *Long-Term Care Homes Act,* 2007, as amended.

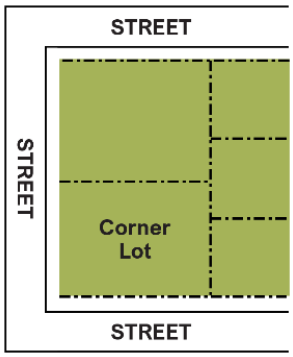
**Lot** means a parcel or tract of land, the title of which is legally conveyable as a separate parcel pursuant to the provisions of the *Planning Act*, but shall not include a right-of-way, easement, or reserve.

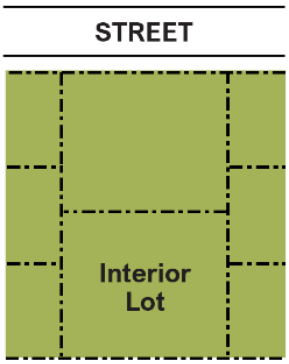
a) **Corner Lot** means a **lot** situated at the intersection of two **streets** or two parts of the same **street** of which the two adjacent sides upon the **street line** or **street lines** includes an angle of not more than 135 degrees or where such adjacent sides are curved, the angle included by the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the **street lines** drawn through the extremities of the **interior lot lines**.

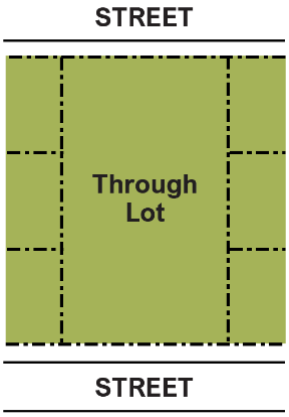
b) **Interior Lot** means a **lot** situated between adjacent **lots** and having access to one **street**.

c) **Island Lot** means a **lot** fronting onto and accessed only via a **navigable waterway** being part of or encompassing the whole island, whether or not occupied by a **building** or **structure**.

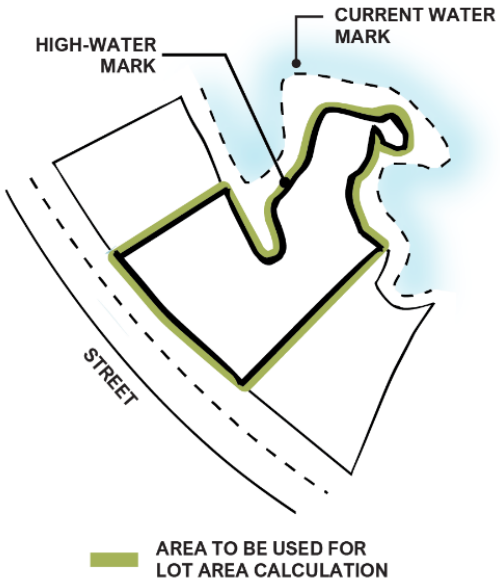
d) **Through Lot** means a **lot** bounded on two opposite sides by **streets** or **shore lot lines** provided, however, that if any **lot** qualifies as being both a **corner lot** and a **through lot** as defined by this By-law, such **lot** shall be deemed to be a **corner lot** for the purposes of this By-law.

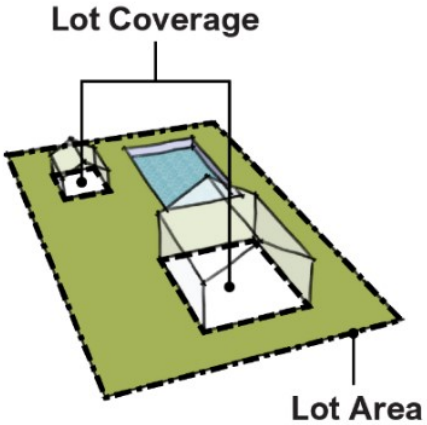


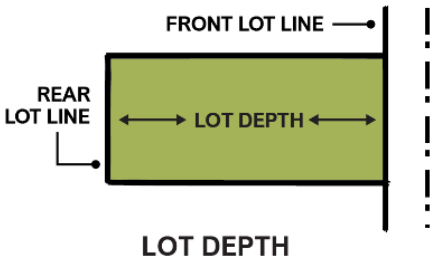

**Lot Area** means the total horizontal area within the **lot lines** of a **lot** excluding the horizontal area of such **lot** below the current **high-water mark** of any abutting **waterbody** as determined by an Ontario Land Surveyor.



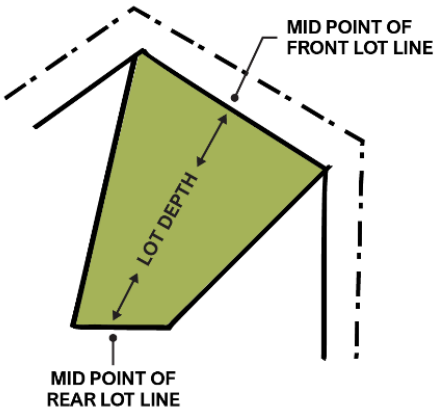
**Lot Coverage** means the percentage of the **lot area** covered by all **buildings**, enclosed and/or unenclosed roofed **structures** located above **finished grade**, and as measured to the **building line**, or in the case of a covered **structure**, to the outer limits of that covered **structure**.

**Lot Depth** means the horizontal distance between the **front lot line** and **rear lot line**. If the **front lot line** and **rear lot line** are not parallel, **lot depth** means the length of a straight line joining the middle of the **front lot line** with the middle of the **rear lot line**. When there is no **rear lot line**, **lot depth** means the length of a straight line joining the middle of the **front lot line** with the converging point of the **side lot lines**.



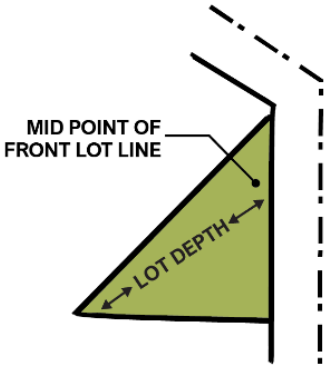

LOT DEPTH

FRONT AND REAR LOT LINES ARE PARALLEL




LOT DEPTH

FRONT AND REAR LOT LINES ARE NOT PARALLEL

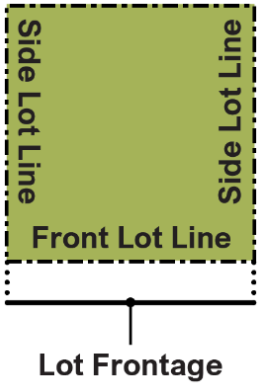



APEX OF TRIANGLE FORMED BY THE SIDE LOT LINES

LOT DEPTH

NO REAR LOT LINE

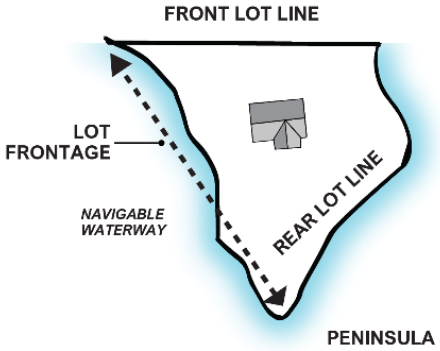
**Lot Frontage** means the horizontal distance, abutting a **street**, between the **side lot lines** of a **lot** measured along the **front lot line** determined as follows:



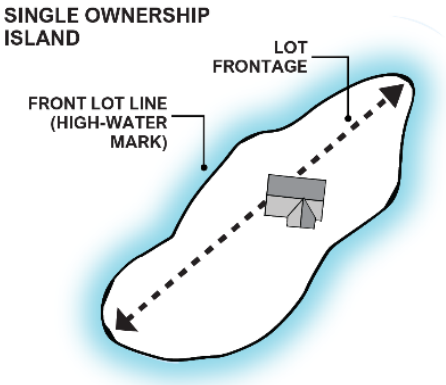

a) Where there are no **side lot lines**, such as a peninsula, the greatest distance between any point on the **front lot line** and any point on the **rear lot line**.

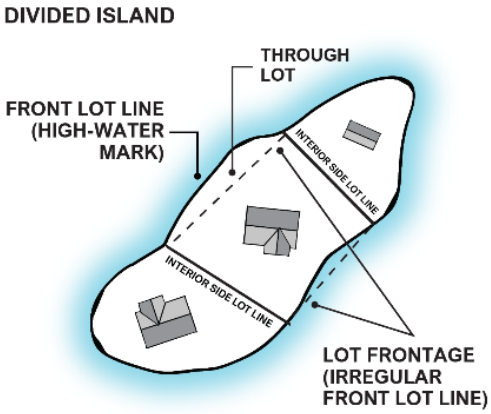
b) Where there are no **side lot lines** and no **rear lot line**, such as on an **island lot**, the greatest distance between any two points.

c) Where the **front lot line** is not a straight line, or where the **side lot lines** are not parallel, the **lot frontage** is to be measured by a line equal to the minimum **front yard** measured back from and parallel to the chord of the **lot frontage**. For the purpose of this By-law, the chord of the **lot frontage** is a straight line joining the two points where the **side lot lines** intersect the **front lot line**, and a **sight triangle** shall be considered part of the **lot** for the purposes of calculating the **lot frontage**.

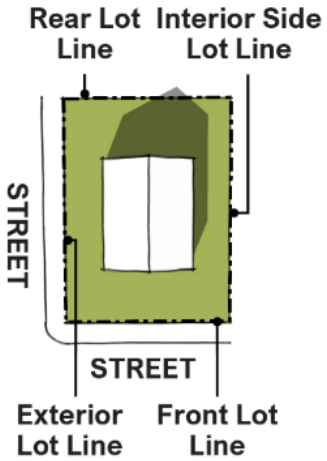



**d)** In the case of a **corner lot,** the shorter of the **lot lines** abutting a **street** shall be deemed the **lot frontage**.



**Lot Line** means any boundary of a **lot**.

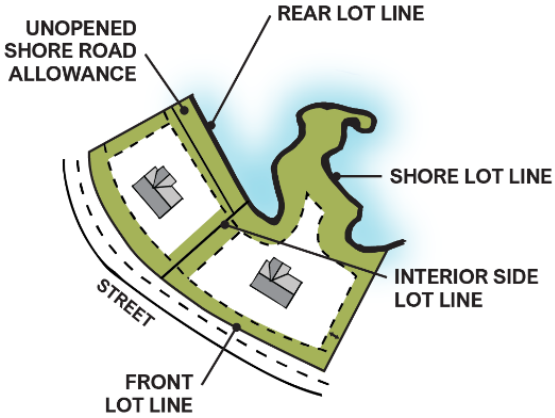



**Lot Line, Exterior** means a **side lot line** which abuts the **street** on a **corner lot**.

**Lot Line, Front** means,

a) Except in the case of a **corner lot**, **through lot**, or **island lot**, the **lot line** dividing the **lot** from the **street**.

b) In the case of a **corner lot** with two **street lines** of unequal length, the shorter **lot line** abutting the **street** shall be deemed to be the **front lot line**. Where each of such **lot lines** are of equal length, the **front lot line** shall be deemed to be the **front lot line** as established by the **Municipality**.




c) In the case of a **through lot**, the longer boundary dividing the **lot** from the street shall be deemed to be the **front lot line** and the opposite shorter boundary shall be deemed to be the **rear lot line**. In case each of such **lot lines** should be equal length or both are under the jurisdiction of the **Municipality**, the **Municipality** may designate either **street line** as the **front lot line**.

d) In the case of an **island lot**, the **shore lot line** shall be deemed to be the **front lot line**.

**Lot Line, Rear** means,

a) The **lot line** farthest from or opposite to the **front lot line**.

b) In the case of a **through lot**, the **rear lot line** shall mean the **rear lot line** as established by the **Municipality**.

**Lot Line, Shore** means any **lot line** or portion thereof which abuts a **waterbody** or the unopened original shore road allowance along the **waterbody**.

**Lot Line, Side** means the **lot line** other than a **front lot line**, **rear lot line**, or **shore lot line**.

**Lot Line, Interior Side** means a **side lot line** that is not an **exterior lot line**.

# M

**Manufacturing or Processing Facility** means the manufacturing, assembly, processing, packaging, treatment, altering, treating, repair of products, materials or goods.

**Marina** means **premises** containing docking facilities and located on a **navigable waterway** where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rental and where **ancillary** facilities for the sale of marine fuels and lubricants may be provided.

**Marina, Dry Land** means **premises** where boats and boat accessories are stored, serviced, repaired or kept for sale.

**Micro-Brewery** means **premises used** for the small-scale production and sale of beer, wine, cider, or spirits produced for consumption off-premises, or on-site consumption. A **Micro-Brewery** may be located in combination with a permitted **restaurant** or tasting room.

**Mineral Aggregate Operation** means an operation, other than a **wayside pit and quarry**, conducted under a license or permit under the *Aggregate Resource Act*, and associated facilities **used** in the extraction, transportation, beneficiation, processing, or recycling of mineral aggregate or the production of related by-products.

**Mobile Home** means any **dwelling** that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more persons in accordance with C.S.A. Standard Z240 or Z241.

**Mobile Home Park** means land or **premises** under single ownership designed and used exclusively for two or more **mobile homes** but does not include a **recreational vehicle park**.

**Mobile Home Site** means a parcel of land within a **mobile home park** used to accommodate one **mobile home** and for the exclusive **use** of the lessee or tenant of such area.

**Motel** means **premises** to accommodate the travelling public for gain or profit, by supplying them with sleeping accommodation, with or without meals. The guest rooms of a motel are accessed directly from the outside and may or may not be accessed from common corridors and which may include a **restaurant**, **banquet hall**, meeting rooms, an exercise room and other amenities for use by guests and which are **accessory** to the **motel**.

**Motor Vehicle** means an automobile, a motorcycle, a motor-assisted bicycle, and any other vehicle propelled or driven otherwise than by muscular power.

**Motor Vehicle Body Repair** means **premises used** as a motor vehicle body repair shop including auto body repairs and spray painting and where **motor vehicle** fuels or lubricants may be stored or kept for sale and where mechanical repairs may be carried on and which may include a **motor vehicle washing establishment** as an **accessory use**. A motor vehicle body repair shop shall not include the sale of **motor vehicles**.

**Motor Vehicle Rental Establishment** means **premises** where **motor vehicles**, including **commercial vehicles**, are kept for short-term rent or hire under a contract for compensation, and may include an **office use** for administrative purposes, or **accessory** facilities for the regular cleaning or incidental maintenance of such services, but shall not include any **motor vehicle body repair** or **motor vehicle repair use**.

**Motor Vehicle Repair** means **premises used** for the mechanical repair of **motor vehicles** is carried out and where the provision of fuels or lubricants is incidental to the **principal use**, and which may include a **motor vehicle washing establishment** as an **accessory use**.

**Motor Vehicle Sales Establishment** means **premises** where **motor vehicles** are displayed, sold and leased.

**Motor Vehicle Service Station** means **premises used** for the retail sale of lubrication oils, motor fuels, electric **motor vehicle** power, **motor vehicle** accessories and may include servicing and minor repairing essential to the actual operation of **motor vehicles** but excluding a **motor vehicle washing establishment** or **motor vehicle sales establishment**.

**Motor Vehicle Washing Establishment** means a **building** or part thereof used for the operation of motor vehicle washing equipment which is automatic, semi automatic and/or coin operated.

**Municipal Drinking Water System** means a drinking water system or part of a drinking water system,

a) That is owned by a municipality or by a municipal service board established under the *Municipal Act*, 2001, as amended;

b) That is owned by a corporation established under Sections 9, 10, and 11 of the *Municipal Act*, 2001, as amended in accordance with Section 203 of the Act;

c) From which a municipality obtains or will obtain water under the terms of a contract between the municipality and the owner of the system; or,

d) That is in a prescribed class.

**Municipal Law Enforcement Officer** means an official or an employee of the **Municipality** from time to time charged by the **Municipality** with the duty of administering and enforcing the provisions of all municipal by-laws.

**Municipality** means the Corporation of the City of Kawartha Lakes.

# N

**Navigable Waterway** means a **waterbody** that is capable of affording reasonable passage of floating vessels of any description for the purpose of transportation, recreation, or commerce considered navigable by law.

**Nursery** means **premises** where young trees or other plants are grown for transplanting and/or for sale.

# O

**Obnoxious Use** means a **use** which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust, contaminants or objectionable odours, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material, but nothing herein shall be deemed to prohibit animal waste disposed of in accordance with normal farming practices and in accordance with the requirements of the Province.

**Office** means a **building** or part of a **building** where administrative and clerical functions are carried out in the management of a business, profession, organization or public administration.

**On-Farm Diversified Use** means a type of **use** that is secondary to the **principal agriculture use** on a **lot** and is limited in area.

**Outdoor Display Area** means an area located outside of a **building** and on the same **lot** as a commercial **retail use** for the purpose of displaying finished merchandise for sale.

**Outdoor Patio** means any unenclosed seating area **accessory** to a **restaurant**, **micro-brewery**, **farm micro-brewery**, or **farm café or shop** where food or beverages are served for consumption on the patio.

**Outside Storage** means an open area of land **used** for the storage of materials, equipment, or finished goods which are associated with the **principal use** of the **lot**.

# P

**Park, Private** means any open space or recreational area, other than a **public park**, containing therein one or more swimming pools, wading pools, refreshment rooms, tennis courts, bowling greens, gardens, downhill or cross-country ski areas, or similar open space uses.

**Park, Public** means any open space or recreational area, owned or controlled by a **public authority** and may include therein neighbourhood, community, regional and special parks or areas and may contain one or more athletic fields, field houses, bleachers, swimming pools, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, boat liveries, bathing stations, refreshment rooms, or similar uses.

**Parking Aisle** means that portion of a **parking area** which is provided and maintained to be **used** by vehicles to access individual **parking spaces**.

**Parking Area** means an area of land which is provided and maintained upon the same **lot** or **lots** upon which the **principal use** is located, and which area comprises all **parking spaces** of at least the minimum number required according to the provisions of the By-law, and all **driveways**, **parking aisles**, maneuvering areas, entrances, exists, and similar areas used for the purpose of gaining access to or egress from said **parking spaces**.

**Parking Lot** means the **principal use** of a **lot** for the purposes of providing public **motor vehicle** parking, whether or not for gain or profit.

**Parking Space** means an area exclusive of **driveways** or **parking aisles**, for the temporary parking or storage of **motor vehicles** and which has adequate access to permit ingress or egress of a **motor vehicle** to and from a **street** by means of **driveways**, **parking aisles**, manoeuvring areas or similar areas, no part of which is **used** for the temporary parking or storage of one or more **motor vehicles**.

**Person** means an individual, association, firm, partnership, corporation, trust, incorporated company, corporation created under the *Condominium Act*, as amended, organization, trustee or agent, and the heirs, executors, or other legal representatives of a person to whom the context can apply according to law.

**Personal Service** means **premises** where direct and consultative services are provided and administered for personal and household needs, including hair care, aesthetics, health and beauty treatment, body art, body piercings, tanning salon, dressmaking, tailoring, shoe repair, laundromat, laundry depot, dry cleaning, interior design, event planning, photographer studio, travel agency, and other similar services. A personal service shall include **retail** only as an **accessory use**.

**Place of Entertainment** means **premises used** to provide entertainment, amusement or social and leisure time activities to patrons and may include a theatre, concert hall, arcade, billiard hall, indoor miniature golf, axe throwing, escape room, bingo hall, bowling alley, paintball, race car track, electronic games, or similar indoor gaming facility, which may include incidental preparation and sales of food and beverages on the **premises**.

**Place of Worship** means a **building** dedicated to religious worship and may include such accessory **uses** as a nursery school, convent, monastery or hall or auditorium.

**Planting Strip** means an area **used** exclusively for **soft landscaping**. A planting strip shall only be permitted to be crossed or encroached by a walkway or **driveway**.

**Portable Asphalt Plant** means a temporary facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt-paving material and includes stockpiling and storage of bulk materials used in the process. A portable asphalt plant is not a permanent installation but is designed to be dismantled at the completion of the construction project.

**Post Office** means any government run **premises** where the **principal use** is for the collection and distribution of parcels. A **post office** may include the sales of stamps, packaging materials and other items necessary for the postal system to operate.

**Premises** means the whole or parts of land, **buildings**, or **structures** occupied, **used** or intended to be occupied or **used**.

**Principal** means primary or predominant.

**Printing and Publishing Establishment** means **premises used** for the primary purpose of printing, lithographing, duplicating or publishing.

**Private Recreation** means **premises**, whether it be an incorporated association of **persons** by some common interests or a camp, and includes the **premises** owned or occupied by the members or participants for gain or profit.

**Public Authority** means Federal, Provincial, or Municipal agencies, and includes any commission, board, authority or department established by such agency.

**Public Use** means a **use** of land, **buildings** or **structures** for infrastructure by or on behalf of a **public authority**. Without limiting the generality of the foregoing, a public use may include **uses** such as public highways, railways and related facilities, gas and oil pipelines, public sewage and water service systems and lines, bridges, interchanges, stations, public works yards, and related **buildings** and **structures**, above or below ground, that are required for the facilities listed above, and associated rights-of-way.

# Q

# R

**Recreational Equipment Rental** means **premises** wherein the **principal use** is the rental of recreational machinery, equipment, and fixtures and other goods, including **watercraft** and **recreational vehicles**, but shall not include **motor vehicles**.

**Recreational Use** means the **use** of land for **public parks** or **private parks**, playgrounds, tennis and pickle ball courts, basketball courts, soccer fields, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, picnic areas, swimming pools and similar uses, together with necessary and **accessory buildings** and **structures** which may include a refreshment booth and pavilion. A recreational use does not include a **golf course** or driving range.

**Recreational Use, Passive** means outdoor recreational activities such as nature observation, a beach, walking trails, hiking, canoeing or kayaking that require minimum facilities or development and that have minimal impact on the environment.

**Recreational Vehicle** means a vehicle designed to provide temporary living, sleeping or eating accommodation for travel, vacation, seasonal camping or recreational use and designed to be driven, towed, transported or relocated from time to time whether or not the vehicle is jacked up or its running gear is removed, and with a size as defined by the Canadian Standards Association (CSA), and may also include a truck camper, tent trailer, fifth-wheel trailer, and park model trailer and motorized recreation equipment including a snowmobile, off-road vehicle, boats, and other **watercraft**.

**Recreational Vehicle Park** means an establishment under single ownership, licenced by a **public authority**, providing seasonal overnight or accommodation for **recreational vehicles** or tents.

**Recreational Vehicle Sales and Service** means **premises used** for the sale or service of **recreational vehicles** and, notwithstanding the definition of a **recreational vehicle**, may also include the sale and service of **trailers**.

**Recreational Vehicle Storage** means a commercial **premises used** for the seasonal storage of **recreational vehicles**.

**Recycling Depot** means **premises** where recyclable material is received from a generator of waste for the purpose of sorting and consolidating, and resale or delivery to another location. Notwithstanding any other provision of this By-law, the **outside storage** of recyclable material is not permitted.

**Regional Storm Flood Elevation** means the contour elevation based upon the Geodetic Survey of Canada to which a **waterbody** will rise during a Regional Storm as defined by the **Province**.

**Restaurant** means **premises** where food is prepared and offered for sale or sold to the public for consumption on or off the **premises**.

**Restaurant, Take-out** means a **restaurant** where food is intended principally for consumption off the **premises**.

**Retail** means **premises** where goods, wares, merchandise, substances, articles or things are offered and kept for sale directly to the public.

**Retail, Convenience** means a **retail use** that does not exceed 140.0 $m^2$ of **gross floor area** on a single **lot**.

**Riding Stable or Equestrian Centre** means **premises used** for the boarding and exercising of horses, the training of horses and riders, and the staging of equestrian events, but shall not include the racing of horses.

**Risk Management Official** means the person appointed under Part IV of the *Clean Water Act*, 2006 and who is responsible for making decisions about risk management plans and risk assessments and must meet the prescribed criteria in the regulations under the *Clean Water Act*, 2006.

# S

**Sawmill** means a **premises** where timber is cut, sawed or planed, either to finished lumber, or as an intermediary step and may include facilities for the kiln drying of lumber.

A sawmill is considered an agricultural products processing establishment as defined in this By-law.

**Salvage Yard** means **premises** where goods and materials are processed for further use and stored wholly or partly outdoors and may include storing, dismantling, crushing, demolishing **motor vehicles** or heavy equipment or parts thereof.

**School, Commercial** means **premises** where instruction or training is provided to students for gain or for profit.

**School, Private** means a school other than a **public school** or **commercial school**.

**School, Public** means a public or separate school, a high school, a continuation school, a technical school, a college or university or any other school established and maintained by a **public authority**.

**Scrap Yard** means **premises used** for the storage and/or handling of scrap, which may include wastepaper, rags, bones, bottles, bicycles, vehicles, tires, metal and/or other scrap material.

**Seasonal Farm Help Dwelling** means a **building** or **structure** for the temporary housing of farm employees of the main **agriculture use** for no more than ten months per seasonal worker, but in no event shall be used for year-round occupancy.

**Self-Storage Units** means a compartmentalized **building** where individual storage areas are made available to the public on rental for storage of personal goods.

**Sensitive Land Use** means, in relation to **cannabis production and processing facilities**, a **premises** where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility.  Sensitive land uses may be part of the built or natural environment

including residential **uses**, **day care centres**, **public schools** or **private schools** and health centres.

**Septic System** means a leaching bed system and/or a tertiary treatment system as defined by the Ontario Building Code.

**Services** means:

a) **Services, Communal** means a **lot** serviced with communal sanitary sewage facilities and/or water supply owned privately or by the **Municipality** that provide water and wastewater treatment to clusters of **dwellings** and/or businesses.

b) **Services, Full** means a **lot** serviced with a sanitary sewage system and water supply provided by the **Municipality**.

c) **Services, Partial** means a **lot** serviced with either a sanitary sewage facilities or water supply provided by the **Municipality**.

d) **Services, Private** means a **lot** serviced with private individual sanitary sewage facilities and domestic water supply.

**Service or Repair Shop** means **premises used** for the servicing or repair of personal articles, appliances and equipment, but shall not include any repairs to **motor vehicles** and heavy equipment.

**Setback** means the distance between a **lot line** and the **building line** of any **building**, **structure**, excavation or **outside storage use** on the **lot**.

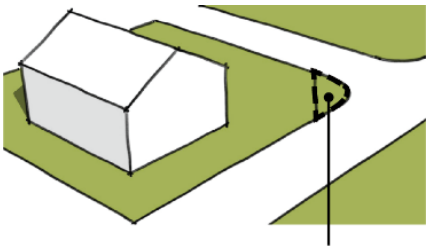
**Shipping Container** means a new or used standardized metal commercial shipping or cargo container that is fully enclosed and designed to be **used** interchangeably between two or more modes of transportation for the shipment of goods and material. A shipping container does not include a **motor vehicle** or **trailer**.

**Shoreline Activity Area** means an area of land in the required **shoreline naturalization buffer** of a **lot** that abuts the **shore lot line** may contain **shoreline structures**, pathways to the **shore lot line**, and native vegetation.

**Shoreline Naturalization Buffer** means all lands within the **water setback** maintained in its natural vegetated state for the purpose of protecting natural habitat and minimizing the visual impact of **buildings** and **structures** on a **lot**.

**Shoreline Structure** means any **building** or **structure** such as a **boathouse**, boat port, boat lift, outdoor sauna or hot tub, pump house, **dock** or wharf, gazebo, storage shed, or viewing deck and access stairs or

ramps in any **yard** abutting a **waterbody** and includes **buildings** and **structures** that are attached to the land that forms the bed of a **navigable waterway**.




**Sight Triangle** means a triangular area of land abutting a **corner lot** formed between the extension of the two **street lines** to a point of intersection and the diagonal **lot line** connecting the two extended **street lines**.

**Sign** means a sign within the meaning of the **Municipality's** Sign By-law.

**Significant Drinking Water Threat** means an activity which poses or has the potential to pose a significant risk to the source of a **municipal drinking water system**.

**Significant Drinking Water Threat, Existing** means a significant drinking water threat where an activity that has been engaged in prior to the date that the Source Protection Plan took effect and continues to occur; an agricultural activity that has been engaged in at sometime within the 10-year period prior to the date that the Source Protection Plan takes effect; an activity that is related to a development proposal where an application was made under the *Planning Act, Condominium Act*, or *Building Code Act*, as amended, on a day before the Source Protection Plan takes effect; or an activity that is related to an application made for the issuance or amendment of a prescribed instrument on a day before the Source Protection Plan takes effect.

**Significant Drinking Water Threat, Expansion** means an increase in the scale of an activity that is considered an **existing significant drinking water threat** on a property. The increase in scale may include, but is not limited to:

a) Increasing the area of land where an activity is taking place;

b) Increasing the amount of effluent or discharge from an activity;

c) Increasing the quantity of chemical or pathogen-containing material handled or stored; or,

d) Increasing the quantity of chemical or pathogen containing material applied.

**Significant Drinking Water Threat, Future** means an activity that is considered a **significant drinking water threat** that is proposed to commence after the date the applicable Source Protection Plan takes effect and is not an existing activity.

**Solar Energy Device** means a device or structural design feature which provides for the collection, storage, and distribution of solar energy for space heating or cooling, electrical generation, or water heating.

**Source Material, Agricultural** means:

a) Manure produced by farm animals, including bedding materials;

b) Runoff from farm-animal yards and manure storages;

c) Wash water that has not been mixed with human body waste;

d) Organic materials produced by intermediate operations that process the above materials (e.g., mushroom compost);

e) Anaerobic digestion output that does not include sewage biosolids or human body waste; and

f) Regulated compost that is derived from compost containing dead farm animals.

**Source Material, Non-Agricultural** means a variety of materials that may be sources of nutrients or pathogens and are intended to be applied to land as nutrients, but are not necessarily produced on a farm, such as: pulp and paper biosolids, sewage biosolids, anaerobic digestion output where less than 50% of the total material is on-farm anaerobic digestion materials, and any other material that is not from an agricultural source (i.e., materials from dairy product or animal food manufacturing).

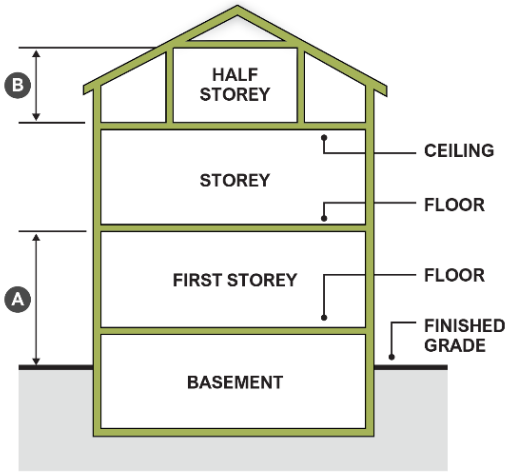
**Stacking Lane** means a continuous on-site queuing lane that includes tandem **stacking spaces** for **motor vehicles** which is separated from other vehicular traffic and pedestrian circulation, by barriers, markings or signs.

**Stacking Space** means an area within a **stacking lane** devoted to a single **motor vehicle**.

**Storey** means that portion of a **building**, other than an attic, **basement**, or cellar, included between any floor level and the floor, ceiling or roof next above it, provided that any portion of a **building** partly below the **finished grade** shall not be deemed a storey.

**Storey, First** means the **storey** that has its floor closest to the **finished grade** and its ceiling 1.2 m or more above the **finished grade**.

**Storey, Half** means the portion of a **building** situated wholly or in part within the roof and having its floor level not lower than 1.2 m below the line where roof and outer wall meet and in which there is sufficient space to




A More than 1.2 m above **finished grade**
B At least 1.2 m

provide a **height** between finished floor and finished ceiling of at least 2.3 m over a **floor area** equal to at least 50% of the area of the **storey** directly below the half storey.

**Street** means any public highway, common or public road, or open road allowance owned by the **Municipality** or the Province and shall include a street on a registered plan of subdivision, where the street has not yet been assumed by the **Municipality** but is being maintained pursuant to a subdivision agreement, or any other type of agreement, pursuant to applicable legislation.

**Street, Improved Public** means a **street**, assumed by the **Municipality** or Province which has been constructed in such a manner so as to permit its use by normal vehicular traffic and maintained to provide year-round access.

**Street Line** means the dividing line between a **lot** and a **street**.

**Structure** means anything that is **erected**, built or constructed of parts joined together with a fixed location on the ground, or **attached** to something having a fixed location in or on the ground. For the purposes of this By-law, minor **structures** such as those associated with **hard landscaping**, clothes poles, flag poles, garden trellises, retaining walls, satellite dishes, signs **erected** in accordance with the provisions of the Municipality's By-law regulating signs, vegetation, or a fence shall not be considered a **structure**.

**Swimming Pool** means a **structure** which creates an artificial body of water above or below grade, used for bathing, swimming or diving but shall not include ponds.

# T

**Tent** means a temporary shelter made of canvas, nylon or other such material, including associated, poles, pegs, and ropes, that may be disassembled and easily moved, and that is not permanently affixed to the **camping site** and shall not include a **recreational vehicle**, or any other **structure** otherwise defined in this By-law.

**Tourist Information Centre** means **premises used** for the dispensing of promotional information, including virtual information kiosks, or the providing of information to the travelling public.

**Tourist Resort** means **premises used** for the accommodation of the travelling or vacationing public in a **rental cabin**, a **motel**, **hotel,** or a **small**

**scale hotel**, owned and managed as one establishment. A tourist resort may include **accessory uses**, services, equipment or facilities, including a **restaurant,** normally incidental to such accommodation. A tourist resort does not include a **dwelling unit** except for one **dwelling unit** for the owner or operator, or staff quarters that are **accessory** to the **principal use**.

**Trailer** means any vehicle that is at any time drawn upon a highway by a **motor vehicle** and shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn, except when used on a farm, another **motor vehicle** or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway.

**Transportation Terminal** means **premises** for storing, parking or dispatching of buses, trucks, tractors, **trailers**, or other **commercial vehicles** and may include **accessory** servicing or repair within an enclosed **building**, but excludes **recreational vehicle storage**.

# U

**Use** means, when used as a noun, the purpose for which a **lot** or **building** or **structure**, or any combination thereof is designed, arranged, intended, occupied or maintained and "uses" shall have corresponding meanings.

# V

**Value-Added Farm Use** means any activity or process that is completed by the farm operator, which alters the original agricultural product or commodity grown on site and may be supplemented by off-farm inputs, and may include, but is not limited to, grain drying and milling, bio-product production, pre-cutting, cooking and baking activities.

**Value-Retaining Farm Use** means a **use** that serves to maintain the quality of agricultural commodities (i.e., prevent spoilage) including, but not limited to, egg-grading, bagging, packaging, bundling, washing, cutting, refrigeration, and freezing, to ensure they remain saleable, or that provides a minimum amount of processing to make the agricultural commodities produced on that farm saleable.

**Vulnerable Area** means **wellhead protection areas** and **intake protection zones** around **municipal drinking water sources** where activities may be a **significant drinking water threat** now or in the future.

# W

**Warehouse** means a **building, including self-storage units, used** for the storage and distribution of goods and equipment but shall not include a **retail** store.

**Waste Disposal Site** means, within the meaning of Part V of the *Environmental Protection Act,* as amended:

a) Any land upon, into, in or through which, or **building** or **structure** in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed, and

b) Any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing referred to in clause a).

**Waste Storage Enclosure** means an area of land used in conjunction with a **use** on the **lot** to store waste in bins or other receptacles.

**Waste Transfer Station** means a **premises** for the temporary storage of garbage and waste materials awaiting transfer to a permanent **waste disposal site.**

**Waterbody** means a body of water or the natural channel for a permanent or intermittent stream of water, including a river, spring, stream or lake, and which may include a **navigable waterway**.

**Watercraft** means a boat or other vessel that travels on or in water.

**Water Setback** means the horizontal distance from the **high-water mark** of a **waterbody** to the **building line** of any **building**, **structure**, **septic system** or **outside storage use** on the **lot**.

**Wayside Pit and Quarry** means a temporary pit or quarry opened and used by a **public authority** solely for the purpose of a particular project or contract of road construction and not located on the road right of way.

**Wellhead Protection Area** means the **vulnerable area** delineated around groundwater wells. The delineation helps to identify the length of time it

would take most contaminants to travel from the location of a spill or leak to the associated well.

a) WHPA-A: The area within a 100.0 m radius from a wellhead, considered the most **vulnerable area** for groundwater intakes.

b) WHPA-B: The area within which the time to travel to the well (within the aquifer) is up to and including 2 years.

c) WHPA-C: The area within which the time to travel to the well (within the aquifer) is up to and including 5 years.

d) WHPA-D: The area within which the time to travel to the well (within the aquifer) is up to and including 25 years.

e) WHPA-E: A well that is influenced by surface water and is referred to as groundwater under direct influence of surface water.

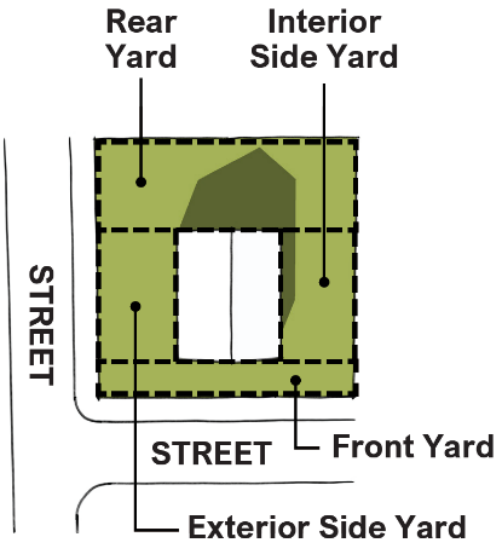
# X

# Y

**Yard** means an open, uncovered space on a **lot** appurtenant to a **building** and unoccupied by **buildings** or **structures** except as specifically permitted elsewhere in this By-law. In determining **yard** measurements, the minimum horizontal distance from the respective **lot lines** shall be used.

**Yard, Exterior Side** means the **side yard** of a **corner lot** which extends from the **front yard** to the **rear yard** between the **exterior lot line** and the nearest **building line** of any **main building** or **structure**. The minimum **exterior side yard** means the minimum depth of an **exterior side yard** on a **lot** between the **exterior side lot line** and the nearest **building line** of any **main building** or **structure** on the **lot**.

**Yard, Front** means a **yard** extending across the full width of a **lot** between the **front lot line** and the nearest **building line** of any **building** or **structure** on the **lot**. The minimum **front yard** means the minimum depth of a **front yard** on a **lot** between the **front lot line** and the nearest **building line** of any **main building** or **structure** on the **lot**.



**Yard, Rear** means a **yard** extending across the full width of a **lot** between the **rear lot line** and the nearest **building line** of any **building** or **structure** on the **lot**. The minimum **rear yard** means the minimum depth of a **rear yard** on a **lot** between the **rear lot line** and the nearest **building line** of any **main building** or **structure** on the **lot**.

**Yard, Interior Side** means a **side yard** other than an **exterior side yard**.

**Yard, Side** means a **yard** extending from the **front yard** to the **rear yard** of a **lot** between a **side lot line** and the nearest **building line** of any **building** or **structure** on the **lot**. The minimum **side yard** means the minimum width of a **side yard** on a **lot** between a **side lot line** and the nearest **building line** of any **main building** or **structure** on the **lot**.

# Z

**Zone** means a designated area of land **use** shown on Schedule “A” and established and designated by this By-law for the purposes of a specific **use** or **uses** that are **erected** and maintained in accordance with the provisions of this By-law.

**Zone Boundary** means the spatial extent of a **zone**, as shown on Schedule “A” of this By-law.

# 4.0 General Provisions

## 4.1 Accessory Uses, Buildings and Structures

### 4.1.1 General

.1 Where this By-law provides for a permitted **use**, that **use** shall include any **accessory uses**, **buildings**, or **structures**.

.2 The following **uses** of an **accessory building** or **structure** shall be prohibited, unless otherwise expressly permitted by this By-law:

.a The **use** of an **accessory building** or **structure** for human habitation; and

.b The **use** of an **accessory building** or **structure** to a **dwelling** for gain or for profit.

.3 A **building** or **structure** shall not be interpreted as an **accessory building** or **structure** if it is **attached** to the **principal building**. Without limiting the scope of the foregoing statement, an **attached private garage** is not considered an **accessory building** and is not subject to the requirements of this Section.

.4 An **accessory building** or **structure** shall not be permitted to be **erected** or **used** prior to the issuance of a building permit by the **Municipality** that authorizes construction of the **principal building** to which it is **accessory**, except for the following:

.a A fully enclosed shed not exceeding 15.0 $m^2$ in total **floor area**.

.b A **dock** on a **lot** accessible only by water.

.5 In any Residential **zone**, the maximum number of **accessory buildings** and **shipping containers** shall be limited to three (3) in total. For the purposes of clarity, this provision shall only apply to **buildings** and not **structures**, as defined by this By-law.

.6 Notwithstanding subsection .5, a detached **private garage** or **carport** shall be permitted as an additional **accessory building** where there is no **attached private garage** on a **lot**.

### 4.1.2 Uses Permitted During Construction

.1 On a vacant **lot** within an Agriculture or Residential **zone** where a building permit for a **principal dwelling unit** has

been issued, a maximum of one **mobile home**, **recreational vehicle**, or **tourist trailer** may be **used** for human habitation for a maximum period of one (1) year or until the sooner of:

.a the issuance of an occupancy permit; or

.b the expiration of the building permit.

### 4.1.3 Location of Accessory Uses, Buildings, and Structures

.1 In any **zone**, the minimum distance between an **accessory building** or **structure** and the **principal building(s)** on a **lot** shall be 1.8 m.

.2 The minimum separation distance between two **accessory structures used** for **mobile home park accessory uses** shall be 1.0 m.

.3 Where a **lot** abuts a **navigable waterway**, a **private garage** shall be permitted between the **principal building** on the **lot** and the **street line**, provided such **private garage** complies with the **front yard setback** of the applicable **zone**.

.4 Notwithstanding subsection .3, detached **private garages** or **boathouses** that share a common wall and are attached can be **erected** on the common **lot line** between two **lots**.

.5 In any Residential **zone**, the following requirements shall apply with respect to the location of **accessory buildings** or **structures**:

.a An **accessory building** or **structure** shall only be located in an **interior side yard** or **rear yard**.

.b An **accessory building** or **structure** shall not be located closer than 1.0 m to the **interior side lot line** or **rear lot line**.

.c An **accessory building** or **structure** shall not be located closer to a **front lot line** or an **exterior side lot line** than the **principal building** on the **lot**, except where explicitly permitted by this By-law.

.6 In all **zones** other than a Residential **zone**, the following requirements shall apply:

.a An **accessory building** or **structure** shall be subject to the minimum **yard** requirements for the **principal building**, as indicated in the applicable **zone**.

.b An **accessory building** or **structure** shall not be located closer to a **front lot line** or an **exterior side lot line** than the **principal building** on the **lot**, except where explicitly permitted in this By-law. This provision shall not apply in any Agriculture **zone**.

.7 Notwithstanding sub-section .4 and .5, where a **principal dwelling** in a Residential **zone** has a **front yard setback** greater than 45.0 m, a maximum of one **accessory building** or **structure** may be located closer to a **front lot line** than the **principal building**, provided the minimum **front yard setback** of the applicable **zone** is met for the **accessory building** or **structure**.

### 4.1.4 Lot Coverage and Height

.1 The maximum **lot coverage** of all **accessory buildings and structures** shall not exceed 10% of the total **lot area** or 225.0 $m^2$, whichever is less.

.2 Except as provided by Section 4.13, the **height** of an **accessory building** or **structure**, in a Residential **zone** or in conjunction with a residential **use**, shall not exceed 5.7 m.

.3 In all other **zones**, the maximum **height** of any **accessory building** or **structure** shall be the maximum **height** permitted in the applicable **zone**.

### 4.1.5 Permitted Encroachments into Minimum Required Yards

.1 Unless otherwise expressly required by this By-law, no portion of any minimum required **yard** shall be permitted to be encroached or otherwise obstructed by any **building**, **structure**, or feature or part thereof except in accordance with Table 4-1. Where a type of minimum required **yard** is not identified in Column 2 of Table 4-1, an encroachment is not permitted in that **yard**.

.2 Unless otherwise expressly permitted by this By-law, a minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest **lot line**.

The intent of this section is to provide some flexibility for structures and features that are both common and incidental to a range of land uses and buildings without having to amend or seek variance from the requirements of this By-law.

**Table 4-1: Permitted Yard and Setback Encroachments**

| Building, Structure, or Feature | Yard | Permitted Encroachment into a Minimum Required Yard |
|---|---|---|
| Architectural elements including sills, belt courses, cornices, chimney breasts, bay windows, cantilevered floor areas, dormers, pilasters or parapets | Any minimum required **yard** | 0.7 m |
| Balconies, canopies, unenclosed porches or decks, steps or patios, with a floor **height** of 1.2 m or | **Front yard**, **rear yard**, and **exterior side yard** | 1.5 m |

| Table 4-1: Permitted Yard and Setback Encroachments | | |
|---|---|---|
| **Building, Structure, or Feature** | **Yard** | **Permitted Encroachment into a Minimum Required Yard** |
| less as measured from any point from **finished grade** | **Interior side yard** | 1.5 m, but no closer than 1.5 m from the **interior side lot line** |
| Barrier-free ramp or wheelchair lift | Any minimum required **yard** | Up to 0.0 m from any **lot line** |
| Eaves, eavestroughs, and gutters | Any minimum required **yard** | 0.6 m |
| Rain barrels and cisterns | Any minimum required **yard** | 1.5 m |
| Unenclosed Emergency Escape | Any minimum required **yard** | 1.5 m |
| Sewage leaching bed or sewage system shed | Any minimum required **yard**, excluding any minimum **water setback** | Up to 1.0 m from any **lot line** |
| **Outdoor patio** | **Front yard, rear yard** or **exterior side yard** | Up to 0.0 m from the **front lot line** or **exterior lot line** |

.3 Notwithstanding the **yard** and **setback** provisions of this By-law, drop awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, satellite dishes, **signs erected** in accordance with the provisions of the **Municipality's** By-law regulating **signs**, or other similar **accessory structures** and vegetation shall be permitted in any minimum required **yard** or in the area between the road or **street line** and the required **setback** and in compliance with Section 4.32 of this By-law.

### 4.1.6 Private Cabins

Where permitted by this By-law, a **private cabin** shall be subject to the following provisions:

.1 A **private cabin** shall be limited to a maximum **floor area** of 30.0 $m^2$.

.2 A maximum of one **private cabin** shall be permitted on a **lot**.

.3 A **private cabin** shall only be permitted on a **lot** which conforms to the requirements of the applicable **zone** for minimum **lot area** and minimum **lot frontage**.

.4 A **private cabin** shall be subject to the minimum **front yard**, **rear yard,** and **side yard setbacks** of the applicable **zone**.

### 4.1.7 Recreational Vehicles

.1 **Recreational vehicles** used as seasonal **dwellings** are not permitted, unless otherwise permitted by this By-law.

.2 Where permitted by this By-law, a deck and/or enclosed **structure** may be added to a **recreational vehicle** within a **campground**, provided:

.a The area of land **used** by the **recreational vehicle** is not increased by more than 30.0 $m^2$;

.b The deck and/or enclosed **structure** does not extend beyond the dimensions of the longest walls of the **existing recreational vehicle**;

.c The deck and/or enclosed **structure** does not extend more than 3.0 m from the **recreational vehicle**; and

.d The deck and/or enclosed **structure** does not exceed the **height** of the **recreational vehicle** by more than 0.3 m.

### 4.1.8 Accessory Shoreline Structures

.1 **Shoreline structures** are permitted as **accessory structures** to the **principal use** located on a **lot** with frontage on a **waterbody**.

.2 **Shoreline structures** are permitted to be **erected** in the required **yard** located between the **shore lot line** and the **main building**.

.3 A **boathouse** or **dock** located within the minimum **water setback**, including any boat launching ramp or boat rail system, shall not be permitted to project beyond the **shore lot line** if such projection will obstruct or interfere with access to the water from an adjacent **lot**.

.4 Notwithstanding any other **yard** or **setback** provisions of this By-law, a **boathouse** or **dock** may not be **erected** any closer than 4.0 m from any **side lot line** or projection of said **lot line** into the **waterbody**.

.5 A **boathouse** shall be subject to the following provisions:

.a Notwithstanding any other provision of this By-law, a **boathouse** shall be provided in accordance with **Table 4-2**.

**Table 4-2: Boathouse Regulations**

| Lot Frontage | Maximum Boathouse Width |
|---|---|
| < 45 m | 4.5 m |

| Table 4-2: Boathouse Regulations | |
|---|---|
| **Lot Frontage** | **Maximum Boathouse Width** |
| ≥ 46 m – 60 m | 7.5 m |
| ≥ 61 m | 9.0 m |

.b A **boathouse** shall only be permitted where a **lot** abuts a **navigable waterway**.

.c A maximum of one (1) **boathouse** is permitted on a **lot**.

.d A **boathouse** may include a flat roof used as a private open sitting area provided it does not extend beyond the walls of the **boathouse** and does not include any other walls or other **structures**.

An open sitting area located on the roof of a boathouse is not included in the height of a boathouse, provided it does not contain any other walls or structures.

.e The maximum **height** of a **boathouse** shall be 4.5 m. For the purposes of determining the **height** of a **boathouse**, the **finished grade** shall be the **high-water mark** for the adjacent **waterbody**.

.f Notwithstanding subsection .3, a **boathouse** shall not be **erected** such that any portion of it extends beyond the **high-water mark**, on any **lot** with a **shore lot line** abutting Four Mile Lake.

.6 A **pump house** may be **erected** and **used** in the required **yard** of a **lot** abutting a **shore lot line** provided it complies with the minimum required **side yard**. A free-standing **pump house** shall not exceed a **height** of 2.0 m or an area of 9.0 $m^2$.

### 4.1.9 Shipping Containers

Where permitted by this By-law, a **shipping container** shall be in accordance with the following provisions:

.1 A **shipping container** shall be considered a detached **accessory structure** and subject to all requirements for **accessory buildings** and **structures** as set out in Section 4.1, except as provided by this Section.

.2 Notwithstanding Section 4.1.3.5 and Section 4.1.3.6, a **shipping container** shall be located a minimum distance of 10.0 m from any **lot line** abutting a Residential or Future Development **zone** or any **lot** used for a residential **use**.

.3 In **zones** other than Agriculture, Agriculture Related and Agriculture Consolidation, the maximum number of **shipping containers** on a **lot** shall be 2.

.4 On lands in any Agriculture **zone**, a **shipping container** shall be subject to the following additional requirements:

.a A **shipping container** shall only be permitted where the minimum **lot area** is 0.4 ha or greater.

.b A **shipping container** shall not be located closer to a **front lot line** or an **exterior side lot line** than the **principal building** closest to the **street line** on the **lot**.

.5 Notwithstanding any other provision of this By-law, **shipping containers** may be temporarily placed on a **lot** in any **zone**:

.a For a period of not more than 10 days for loading and unloading of the **shipping container**.

.b For a period of not more than 1-year for the storage of supplies and equipment during construction for which a building permit has been issued by the **Municipality**.

### 4.1.10 Accessory Dwelling Units (Non-Residential)

Where permitted by this By-law, an **accessory dwelling unit** shall be subject to the following provisions:

.1 A maximum of one **accessory dwelling unit** shall be permitted per **lot**.

.2 **Services** shall be shared with the **main building** on the **lot**.

.3 An **accessory dwelling unit** shall be permitted in a separate **accessory building**, including a **mobile home**, provided that:

.a The **building** shall be located no closer than 3.0 m to any other non-residential **building** on the **lot**.

.b The **building** shall be located in accordance with the setback requirements for the **main building** on the **lot**, as established in the **zone** provisions.

.4 An **accessory dwelling unit** shall be permitted as part of the **main building** on the **lot**, provided that the **accessory dwelling unit** shall be located either on themd second **storey** of the **main building**, or at the rear of such **building** if the **accessory dwelling unit** is located within the first **storey**.

.5 The **accessory dwelling unit** shall have an independent **building** entrance that is separate from the **building** entrance provided for the non-residential **use**.

.6 The **gross floor area** of the **accessory dwelling unit** shall not exceed 50% of the **gross floor area** of all other non-residential **uses** on the **lot**.

.7 The **accessory dwelling unit** shall have a separate **parking space** as provided in parking requirements of Section 5.

Accessory dwelling units are dwelling units that are associated with a non-residential use. For example, this may include a dwelling associated with the caretaker of a place of worship.

For zone requirements pertaining to Additional Residential Units, see Section 4.2.

.8 An **accessory dwelling unit** shall not be permitted on the same **lot** as a **motor vehicle service station** or **motor vehicle body repair use**.

.9 A maximum of one **accessory dwelling unit** to a **place of worship** shall be permitted on the same **lot** as the **principal use**.

## 4.2 Additional Residential Dwelling Units

Where permitted by this By-law, an **additional residential dwelling unit** shall be in accordance with the following provisions:

Additional residential dwelling units are dwelling units that are associated with a primary residential dwelling unit on a lot.

.1 A maximum of two **additional residential dwelling units** shall be permitted per **lot**.

.a A maximum of two **additional residential dwelling units** shall be permitted within a **principal dwelling unit** provided that an **additional residential dwelling unit** in a detached **accessory building** or **structure** is not provided on the same **lot**.

.b A maximum of one **additional residential dwelling unit** shall be permitted in a detached **accessory building** or **structure**.

.c An **additional residential dwelling unit** in a detached **accessory building** or **structure** shall not be permitted on the same **lot** where two **additional residential dwelling units** are located within the **principal dwelling unit**.

.2 An **additional residential dwelling unit** within a detached **accessory building** or **structure** shall not be permitted where a **garden suite** is existing or approved on a **lot** through a Temporary Use By-law.

.3 An **additional residential dwelling unit** shall be in accordance with parking requirements of Section 5 of this By-law.

.4 An **additional residential dwelling unit** located in an **accessory building** or **structure** shall be in accordance with the provisions for **accessory buildings** or **structures** contained in this By-law. Notwithstanding these requirements, an **accessory building** or **structure** containing an **additional residential dwelling unit** located on an upper **storey** shall have a maximum **height** of 10.0 m and be **erected** no closer than 1.2 m to the **side lot line** and **rear lot line**.

.5 A **mobile home** may be **used** as an **additional residential dwelling unit**.

.6 An **additional residential dwelling unit** shall only be permitted on a **lot** that has frontage on an **improved public street**, maintained year-round.

.7 An **additional residential dwelling unit** shall only be permitted on a **lot** with a minimum **lot area** of 0.4 ha where only **private services** are available.

.8 The **floor area** of an **additional residential dwelling unit** shall be equal to, or less than, the **floor area**, excluding **attached private garage**, of the **principal dwelling unit** without any modification to the bulk or massing of the **building**.

.9 An **additional residential dwelling unit** within a **principal dwelling unit** shall not be permitted on a **lot** which contains an **existing bed and breakfast**. For clarity, an **additional residential dwelling unit** within a detached **building** or **structure** shall be permitted on a **lot** which contains an **existing bed and breakfast**.

.10 An **additional residential dwelling unit** or any part thereof shall not be permitted within the Environmental Protection (EP) **zone**, floodplain, or minimum **water setback**.

.11 An **additional residential dwelling unit** shall be accessed from the **street** via a **driveway** or by a **hard landscaping** surface walkway.

.12 An **additional residential dwelling unit** shall comply with the provisions of the Ontario Building Code, Fire Code, and all other relevant Municipal and provincial standards.

.13 An **additional residential dwelling unit** shall be registered in accordance with the **Municipality's** Additional Residential Dwelling Unit By-law.

## 4.3 At Capacity Lakes

.1 Notwithstanding the minimum **water setback** provisions of this By-law, where a **lot** abuts an **at capacity lake** the minimum **water setback** shall be 30.0 m.

.2 For the purposes of this By-law, **at capacity lakes** include:

- .a Big Trout Lake (Longford)
- .b Crotchet Lake (Longford)
- .c Rainy Lake (Longford)
- .d Four Mile Lake

.3 A **boathouse** shall be prohibited on **at capacity lakes**.

## 4.4 Bed and Breakfasts

Where permitted by this By-law, a **bed and breakfast** shall be subject to the following provisions:

.1 A **bed and breakfast** shall only be permitted in a **single detached dwelling**.

.2 The **bed and breakfast** shall be operated by the **person** or **persons** whose **principal** residence is in the **single detached dwelling**.

.3 Parking shall be provided in accordance with Section 5.

.4 A **bed and breakfast** shall be limited to a maximum of five (5) guest rooms.

## 4.5 Cannabis Production and Processing Facilities

Where permitted by this By-law, a **cannabis production and processing facility** shall be subject to the following provisions:

.1 A **cannabis production and processing facility** shall comply with all regulations prescribed within the **zones** where the **use** is permitted.

.2 A **cannabis production and processing facility** equipped with **air filtration control** shall not be located closer than 70.0 m to a **sensitive land use**.

.3 A **cannabis production and processing facility** without **air filtration control** shall not be located closer than 300.0 m to a **sensitive land use**.

.4 Notwithstanding any other provision of this By-law, the minimum setback required by subsection .2 and .3 shall be measured from the **building line** or crop line of the **cannabis production and processing facility** to the nearest **building line** of the **sensitive land use**.

## 4.6 Conservation Authority Regulated Area & Burnt River Flood Plain

### 4.6.1 Conservation Authority Regulated Area

.1 Lands within the Regulated Area as shown on Schedule “A” shall be subject to the following:

.a Any lands located within the Regulated Area as shown on Schedule "A" shall be subject to the regulation of the applicable **Conservation Authority** under Section 28 of the *Conservation Authorities Act*, as amended, for any development where an application was made under the *Planning Act, Condominium Act*, or *Building Code Act*, as amended, any interference with wetlands, and alterations to **shore lot lines** and **waterbodies**.

.b The Regulated Area may differ from those lands shown on Schedule "A", as the boundaries may be subject to change. Where there is conflict between this By-law and the description of the regulated areas in the text of the regulation, the description of the areas in the regulation shall prevail. Where there is conflict between the boundaries of the Regulated Area identified in this By-law and the boundaries determined by the **Conservation Authority**, the boundaries of the Regulated Area shall be determined by the **Conservation Authority**.

.c Development as defined in the *Conservation Authorities Act* within the Regulated Area as shown on Schedule "A" is subject to Conservation Authority review and may require a permit pursuant to the **Conservation Authority's** regulation, prior to any works taking place.

.2 The following **uses** shall be prohibited in lands identified as **hazardous lands**, as determined by the **Municipality** in consultation with the **Conservation Authority**:

.a Community **uses**, including a **home-based day care, day care centre**, **long-term care home**, and **private school** or **public school**;

.b **Additional residential dwelling units**;

.c **Emergency services** and electrical substations; and,

.d **Uses** associated with the disposal, manufacture, treatment or storage of hazardous substances.

### 4.6.2 Burnt River Flood Plain

Where a **lot** is within the Regulatory Floodline shown on Schedule "C" of this By-law, the land has been identified as being susceptible to flooding during a Regulatory Flood, and the following provisions apply:

.1 The floodline cross-section for each **lot** affected as shown on Schedule "C" is listed in Appendix "1". Appendix "1" provides the expected Level of Flooding (FDR Elev.) during a Regulatory Flood expressed in metres above sea level based on the Canadian Geodetic Datum.

.2 No new **buildings** or **structures** shall be **erected** where any **building line** or **building** foundation will be subject to more than 0.3 m of flooding above finished grade at the **building** or **structure** based upon the level of flooding identified on Appendix "1" unless the **building** or **structure** is designed by a Professional Engineer or Architect and certified as being capable of withstanding the hydrostatic pressures created by Level of Flooding identified for each **lot** on Appendix "1". The Province must issue a letter confirming that they concur with the Engineer or Architect before a building permit will be issued. If the Ministry does not respond in writing within 30 days from being requested to respond, then it will be taken that the Ministry concurs with the Engineer's or Architect's opinion.

.3 The extension or **enlargement** of **existing buildings** or **structures** is permitted provided that such extensions or **enlargements** are not over 18.0 $m^2$ in **floor area**. In addition, such **enlargements** or extensions shall be located on the downstream side (based on the flow of the Burnt River) of the **existing building** or **structure** unless such location contravenes any other applicable **zone** requirement and no **building** openings, being windows or doors, shall be installed below the Level of Flooding identified for each **lot** as shown on Appendix "1" plus 0.3 m. Such extensions or **enlargements** are based on the **building** or **structure** as it existed on June 27, 1994.

.4 The following **uses** shall be prohibited in lands identified within regulatory floodline on Schedule "C":

- .a Community **uses**, including a **home-based day care, day care centre**, **long-term care home**, and **private school** or **public school**;
- .b **Additional residential dwelling units**;
- .c **Emergency services** and electrical substations; and,
- .d **Uses** associated with the disposal, manufacture, treatment or storage of hazardous substances.

## 4.7 Community Gardens

Where permitted by this By-law, a **community garden** shall be subject to the following provisions:

.1 The number of **buildings** and enclosed **structures** associated with the **community garden** shall be limited to 2 and shall include only a maximum of one **accessory** storage shed and a maximum of one **accessory** greenhouse.

.2 The maximum combined **gross floor area** of all permitted **buildings** and enclosed **structures** shall be 70.0 $m^2$.

.3 All **buildings** and **structures** associated with the **community garden** shall be subject to the **yard** requirements for **main buildings** in accordance with the applicable **zone** provisions, except that:

.a In no case shall a **building** or an enclosed **structure** be located closer than 3.0 m to any **lot line**.

.b In no case shall a **building** or **structure** be greater than 4.0 m in **height**.

## 4.8 Dog Kennels

Where permitted by this By-law, a **dog kennel** shall be subject to the following provisions:

.1 A **dog kennel** shall only be permitted on a **lot** having a **lot area** of 2.0 ha or greater.

.2 Any portion of a **dog kennel** shall be located a minimum 150.0 m from a **dwelling unit** located on a separate **lot**.

.3 The portion of the **lot** used for **dog kennel** purposes shall be fenced from adjoining **lots**.

.4 A **dog kennel** shall be subject to the City of Kawartha Lakes Kennel Licensing By-law.

## 4.9 Drive-Throughs

Where permitted by this By-law, a **drive-through** shall be subject to the following provisions:

.1 A **drive-through** shall include a minimum of 10 designated **stacking spaces** for a **drive-through** associated with a **restaurant**, and a minimum of 3 designated **stacking spaces** for a **drive-through** associated with any other **use**.

.2 A **stacking space** shall be a minimum of 5.5 m in length and 3.0 m in width.

.3 **Stacking spaces** shall not be included in the calculation of required parking and shall not be located within any **street**, **parking aisle**, **loading space**, or **driveway**.

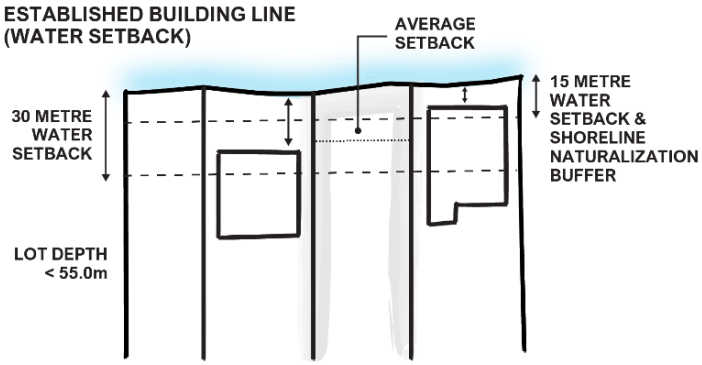
.4 A **stacking lane** shall not be permitted within 15.0 m of a Residential or Future Development **zone**.

## 4.10 Established Building Line

.1 Notwithstanding the minimum **front yard** provisions of this By-law, where a permitted **building** is to be **erected** on a **lot**, where there is an **existing building** on either side of the **lot**, such permitted **building** may be **erected** closer to the **street line** than required by this By-law provided such permitted **building** is not **erected** closer to the **street line** than the **established building line**. This provision does not apply to any **lot** abutting a **waterbody**.

.2 Notwithstanding the minimum **water setback** provisions of this By-law and subsection .1, for lots which abut a **waterbody**:

.a Where a permitted **building** is to be **erected** or **enlarged** on a **lot** abutting a **waterbody** where there is an **existing building** on either side of the **lot**, such **building** may encroach into the minimum **water setback** provided such **building** is not **erected** or **enlarged** closer to the **shore lot line** than the **established building line**.




.b Where a **building** is **erected** in accordance with an **established building line** and the setback is between 15.0 m and 30.0 m from the **high-water mark**, a 15.0 m **shoreline naturalization buffer** shall be provided in accordance with Section 4.32.

.c In no case shall a new **building** be **erected** closer than 15.0 m from the **high-water mark** on a **lot**.

.d The above provisions shall not apply to **lots** where the **lot depth** is greater than 55.0 m.

.3 Where a **lot** fronts onto a Provincial Highway, the provisions of Section 4.10.1 and 4.10.2 shall not apply unless the **lot** is located within a Commercial General (CG) **zone**.

## 4.11 Frontage on an Improved Public Street

.1 In addition to all other provisions of this By-law, no **person** shall be permitted to **erect** any **building** or **structure** on any

**lot** in any **zone** unless the **lot** has frontage on an **improved public street**.

.2 Notwithstanding Section 4.11.1, a **building** or **structure** may be **erected** and **used** on the following **lots** which do not have **lot frontage** on an **improved public street**:

.a An **island lot** or water access **lot** in a Residential **zone** category;

.b An **lot** within a registered plan of subdivision in which the **street** has not been assumed by the Municipality but in which the **street** is to be assumed under the terms of a subdivision agreement; and

.c An **lot** with access by way of a legal private right-of-way.

## 4.12 Garden Suites

A **garden suite** may only be permitted as an **accessory use** in any Residential or Agriculture **zone** by way of a Temporary Use By-law pursuant to Section 39 of the *Planning Act*, and in accordance with the following provisions:

.1 A **garden suite** shall only be established for a maximum duration of 20 years, calculated from the date of issuance of a building permit.

.2 A maximum of one **garden suite** shall be permitted on a **lot**.

.3 A **garden suite** shall be located on the same **lot** as a **principal single detached dwelling**.

.4 The maximum floor area of a **garden suite** shall not exceed 70.0 $m^2$.

.5 A **garden suite** shall only be permitted on a **lot** which has frontage on an **improved public street**.

**.6** **Services** shall be shared with the **principal dwelling** on the **lot**.

.7 Parking shall be provided in accordance with the provisions of this By-law.

## 4.13 Height Exceptions

.1 The **height** requirements of this By-law shall not apply to the following **structures**:

.a a flagpole;

.b an air conditioner duct;

.c a belfry;

.d a clock tower;

.e a chimney;

.f ornamental architectural features, such as but not limited to, cupolas, skylights, and weathervanes;

.g a barn for a permitted **agriculture use**;

.h an elevator equipment room or rooftop mechanical equipment;

.i a grain elevator, silo, grain bin, fertilizer tower, or other **accessory structures** related to an **agriculture use** or **agriculture** related **use**;

.j a light standard;

.k a radio, communications, meteorological, or television tower or antenna;

.l a spire or steeple associated with a **place of worship**;

.m a water tank or water tower; and,

.n a wind turbine **used** within an Agriculture **zone**.

.2 A roof-mounted **solar energy device** shall be permitted to exceed the maximum **height** required in any **zone** by 0.30 m. For clarity, a ground-mounted **solar energy device** shall comply with the requirements for **accessory buildings** and **structures**.

.3 A wind turbine within any **zone**, except an Agriculture **zone**, shall be subject to the provisions for **accessory structures**.

## 4.14 Home Industries

Where permitted by this By-law, a **home industry** shall be subject to the following provisions:

.1 A **home industry** shall include but is not limited to the following **uses**:

.a **Artisan studio**;

.b Carpentry and woodworking shop;

.c Custom workshop;

.d Machine shop;

.e Welding;

.f Repair shop for appliances and vehicles; and

.g Electrical, plumbing and building contractor shops.

.2 In addition to those **uses** permitted under .1 above, a sawmill shall be permitted where a **home industry** is **accessory** to a **principal agriculture use**.

.3 A **home industry** shall be wholly located within an **accessory building** or **structure**.

.4 **Parking spaces** shall be provided in accordance with Section 5 of this By-law.

.5 A **home industry** shall have a maximum of three employees, where at least the owner shall be a resident of the **principal dwelling unit**.

.6 An **accessory building or structure used** for a **home industry** shall be subject to the general provisions for **accessory buildings and structures** of this By-law.

.7 A **home industry** shall have a maximum **gross floor area** equal to 2% of the **lot area** or 80.0 $m^2$, whichever is less.

.8 Advertising or **signs** shall not be permitted to be displayed on a **lot**, except in accordance with the **Municipality's** Signage By-law where it relates specifically to **home industries**.

.9 **Outside storage** and an outdoor display area **accessory** to a **home industry** shall be prohibited.

.10 A **home industry** that includes an **obnoxious use** shall be prohibited.

## 4.15 Home Occupations

Where permitted by this By-law, a **home occupation** shall be subject to the following provisions:

.1 A **home occupation** shall include but is not limited to the following **uses**:

- .a **Artisan studio**;
- .b **Drugless practitioner**;
- .c **Home-based day care**;
- .d **Personal service**;
- .e **Home-based food processing**;
- .f **Office**; and,
- .g Instruction, including personal fitness, music, dance, tutoring, cooking, and similar activities.

.2 The following **uses** are prohibited as a **home occupation**:

- .a Sale and servicing of **motor vehicles**, **recreational vehicles**, or any motorized equipment; and
- .b **Retail**, excluding sales of any service-related products produced or repaired on site;

.3 The **home occupation** shall employ at least one (1) individual who resides in the **dwelling unit** and shall not employ more than one (1) other individual who does not reside in the **dwelling unit**.

.4 A **home occupation** shall have a maximum **gross floor area** equal to 25% of the **gross floor area** of the **dwelling unit** or 45.0 $m^2$, whichever is less.

.5 An **accessory building or structure**, or any part thereof, shall not be **used** for a **home occupation**. However, an **attached private garage** shall be permitted to be **used** for a **home occupation**, provided that the minimum number of **parking spaces** as required by this By-law are complied with.

.6 **Parking spaces** shall be provided in accordance with Section 5 of this By-law.

.7 **Outside storage** of goods or materials associated with the **home occupation** is prohibited.

.8 Advertising or **signs** shall not be permitted to be displayed on a **lot**, except in accordance with the **Municipality's** Signage By-law where it relates specifically to **home occupations**. For clarity, illuminated **signs**, or **signs** greater than 0.5 $m^2$ in area shall not be permitted.

.9 The **home occupation** shall not create or become a public nuisance due to noise, dust, traffic, or parking.

## 4.16 Hunt Camps

Where permitted by this By-law, a **hunt camp** shall be subject to the following provisions:

.1 A **hunt camp** shall have a maximum **floor area** of 45 $m^2$.

## 4.17 Legal Non-Conformity and Legal Non-Compliance

### 4.17.1 Legal Non-Compliance

.1 A **legal non-complying building** or **structure** may be **enlarged**, repaired, replaced, or renovated provided that:

.a The **use** is permitted by this By-law.

.b The **enlargement**, repair, replacement, or renovation does not further encroach into any minimum required **yard** or into a required **shoreline naturalization buffer** or **water setback**.

.c The **enlargement**, repair, replacement, or renovation does not cause non-compliance with any other provision of this By-law.

.2 Notwithstanding Section 4.17.1.1, a **legal non-complying building** in a Residential or Agriculture **zone** shall be

"Legal non-compliance" occurs where the structure was legally built (or a lot was legally created) under the provisions of a former Zoning By-law, but this By-law has since changed. This By-law allows a legal non-complying structure to continue and also allows it to be enlarged/extended without requiring a minor variance or zoning by-law, provided certain conditions are met.

permitted to be **enlarged** beyond the existing **height** by a maximum **height** of 1.2 m, provided the same does not increase the usable space of the **building** and does not allow for human habitation.

.3 A **lot** in existence prior to the effective date of this By-law that does not meet the **lot area** and/or **lot frontage** requirements of the applicable **zone**, may be **used** and **buildings** thereon may be **erected**, **enlarged**, repaired, or renovated provided the **use** conforms with the By-law and the **buildings** and **structures** comply with the requirements of this By-law.

.4 Where a **lot**, **building**, **structure** or required **parking space** is deemed to be deficient of any requirement of this By-law, and that deficiency is expressly the result of acquisition or expropriation of land by a **public authority**, the **lot**, **building**, **structure** or required **parking space** shall be deemed to comply with the requirements of this By-law.

.5 Where a **lot** has less **lot area** and/or **lot frontage** than required by this By-law at the date of passing of this By-law and, as a result of a consent, is increased in size but continues to have less **lot area** and/or **lot frontage** than required herein, Section 4.17.1.4 shall continue to apply.

"Legal non-conformity" refers to situations where land or buildings are being used for a purpose which is no longer in compliance with this new By-law. This can occur where a use was legally established under a previous Zoning By-law, but this Bylaw has been updated in a manner that no longer permits the use. This By-law allows a legal non-conforming use to continue. However, an expansion of a non-conforming use may require a minor variance or zoning by-law amendment.

### 4.17.2 Legal Non-Conformity

.1 Nothing in this By-law applies to prevent the **use** of any land, **building**, or **structure** for any purpose prohibited by this By-law if such land, **building**, or **structure** was lawfully **used** for such purpose on the effective date of this By-law, provided it continues to be **used** for that purpose.

## 4.18 Lindsay Airport Height Regulations

.1 Notwithstanding any other **height** restrictions contained in this By-law, the erection of any **building** or **structure** in the overlay area shown on Schedule "A" may also be required to comply with the **height** regulations as prescribed by the Registered Zoning Regulations for the Lindsay Airport, as amended from time to time.

Please contact City Staff for more information regarding the Lindsay Airport Height Regulations.

## 4.19 Location Near a Railroad

.1 No part of any **dwelling unit** shall be located closer than:

.a 9.0 m to any abandoned railroad right-of-way;

.b 30.0 m to any main line railroad right-of-way; or

.c 15.0 m to any other railroad right-of-way.

## 4.20 Minimum Distance Separation – MDS I and II

### 4.20.1 MDS I – New Non-Farm Uses

.1 Notwithstanding any other **yard** or **setback** provisions of this By-law, no Residential, Community Facility, Commercial, or Industrial **use**, located on a separate **lot** and permitted within an Agriculture **zone** or any **zone** in which **agriculture uses** are permitted, shall be **erected** or altered unless it complies with the Minimum Distance Separation One (MDS I) **setback** from a **livestock facility**. The MDS I setback shall be calculated using the formulae published by the Province, as may be amended from time to time.

### 4.20.2 MDS II – New or Expanding Livestock Facilities and Manure Storage Facilities

.1 Notwithstanding any other **yard** and **setback** provisions of this By-law, no **livestock facility** shall be **erected** or **enlarged** on a **lot** except in accordance with the requirements of the Minimum Distance Separation Two (MDS II) setback, calculated using the formulas published by the Province, as may be amended from time to time.

## 4.21 Mobile Home Parks and Mobile Home Sites

Where permitted by this By-law, a **mobile home park** shall be in accordance with the following provisions:

.1 Each **mobile home site** shall be clearly and permanently defined by stakes, fencing, or hedges and will be provided with a concrete apron or basement upon which the **mobile home** will be located.

.2 Skirtings shall be provided to screen the undercarriages of all **mobile homes**.

.3 A roadway with a minimum width of 7.5 m which provides access to every **mobile home site** shall be asphalted before being **used**.

.4 The **mobile home park** shall be serviced by a municipal or communal water and sewage disposal system.

.5 The **mobile home park** shall have only one communal antenna and no individual antennas.

## 4.22 Motor Vehicle Service Stations and Fuel Depots

Where permitted by this By-law, a **motor vehicle service station** and **fuel depot** shall be in accordance with the following provisions:

.1 No portion of any fuel pump associated with a **motor vehicle service station** or **fuel depot** shall be located closer than 6.0 m from any front **lot line**, **exterior lot line**, or **sight triangle** and 12.0 m from any other **lot line**.

.2 A weather canopy associated with the fuel pumps of a **motor vehicle service station** or **fuel depot** shall be permitted to encroach into the required minimum **front yard** and **exterior side yard** by up to 3.0 m.

.3 The maximum width of a **driveway** at the **street line** shall be not more than 9.0 m and the minimum width not less than 7.5 m.

.4 The minimum interior angle of a **driveway** to a **street line** shall be forty-five (45) degrees and the maximum interior angle of a **driveway** to a **street line** shall be ninety (90) degrees.

.5 The minimum distance between access **driveways** shall be 9.0 m.

.6 The area included between **driveways** or between **driveways** and a **street line** or any **lot line** as required by this By-law shall not be **used** for any purpose other than **landscaping**.

.7 All other requirements of the applicable **zone** shall apply, including the required minimum required **yards**.

## 4.23 Number of Uses and Buildings on a Lot

.1 Unless expressly prohibited by this By-law, more than one **building** shall be permitted on a **lot**, and each **building** shall be subject to all requirements of this By-law.

.2 Any land or **building** may be **used** for more than one permitted **use**, provided that all provisions of this By-law relating to each **use** are complied with.

.3 Not more than one **single detached dwelling** shall be **erected** on any **lot** unless otherwise explicitly permitted in accordance with the provisions of this By-law.

## 4.24 On-Farm Diversified Uses

### 4.24.1 General

Where permitted by this By-law, an **on-farm diversified use** shall be in accordance with the following provisions:

.1 The **on-farm diversified use** is located on the same **lot accessory** to an **agriculture use**.

.2 The **area of operation** for an **on-farm diversified use** shall not exceed a combined total of 1.0 ha (10,000 $m^2$) or 2% of the **lot area** on which the **use** is proposed, whichever is less, provided that:

.a The maximum **gross floor area** of all **buildings** and **structures** shall be 20% of the **area of operation**.

.b In calculating the **area of operation**, 100% of the area needed for **parking spaces** and **outside storage** for the **on-farm diversified use** shall be included.

.c In calculating the **area of operation**, where an **on-farm diversified use uses** an **existing** access laneway, or **parking area**, the area of the laneway or **parking area** shall not be included.

.d The **area of operation** shall generally be contained to one portion of the **lot.**

.3 All **outside storage** for an **on-farm diversified use** shall be in accordance with Section 4.27 of this By-law.

**.4** The total enclosed **gross floor area** of a **lot** devoted to **retail uses** shall not exceed 50% of the **floor area** of all **buildings** and **structures used** in conjunction with the **on-farm diversified use**. This provision shall not apply to a **farm produce outlet.**

.5 The services required for the proposed **on-farm diversified use** are provided on the same **lot**, to the satisfaction of the **Municipality**.

### 4.24.2 Agri-Tourism Uses

Any **agri-tourism use** shall be subject to the following provisions, in addition to the requirements of Section 4.24.1:

.1 An **agricultural event venue** that is not in accordance with the definition of an **agri-tourism use** or is intended to host events more than two (2) times per calendar year shall only

be permitted on a temporary basis by way of a Temporary Use By-law pursuant to Section 39 of the *Planning Act*.

.2 Lands **used** for **agriculture** and simultaneously **used** as part of the **agri-tourism use** shall not be included in the calculation of the **area of operation** in accordance with Section 4.24.1.2.

## 4.25 Outdoor Display Area

### 4.25.1 General

Where permitted by this By-law, an **outside display area** shall be in accordance with the following provisions:

.1 The **outdoor display area** is **accessory** to a permitted **use** on a **lot**.

.2 The **outdoor display area** shall be permitted in any **yard**, except an **interior side yard**.

.3 The **outdoor display area** shall not exceed 20% of the **lot area**.

.4 The **outdoor display area** shall not be located within:

- .a A required **yard** or minimum **setback**;
- .b A required **planting strip**;
- .c A required **parking space** or **loading space**;
- .d A **driveway** or **stacking lane**; or
- .e A **sight triangle**.

### 4.25.2 Seasonal Outdoor Display Area

.1 Notwithstanding Section 4.25.1.4, an **outdoor display area** operated on a seasonal basis for a period not exceeding eight months during each calendar year may occupy up to 10% of the required **parking spaces**.

## 4.26 Outdoor Patios

Where permitted by this By-law, an **outdoor patio** shall be in accordance with the following provisions:

.1 An **outdoor patio** shall not be permitted in any **yard** abutting a Residential **zone**.

.2 The area **used** for an **outdoor patio** shall be included in the calculation of **lot coverage**.

.3 Parking shall be provided for an **outdoor patio** in accordance with the provisions of Section 5 of this By-law.

.4 Notwithstanding subsection .3, an **outdoor patio** that is operated on a seasonal basis for no longer than eight consecutive months within a calendar year shall not be required to provide additional parking above that required for the **principal use** on the **lot**.

.5 Where an **outdoor patio** covers a portion of a **parking area**, it shall not occupy greater than 10% of the required **parking spaces** for the **use** on the **lot**.

## 4.27 Outside Storage

Where permitted by this By-law, **outside storage** shall be in accordance with the following provisions:

.1 **Outside storage** shall only be permitted as an **accessory use** where it is permitted by this By-law. For the purposes of clarity and without limiting the generality of the foregoing, **outside storage** shall not be permitted on a vacant **lot**.

.2 **Outside storage** shall only be permitted within a **rear yard** and comply with the minimum **rear yard** and **exterior side yard** requirements.

.3 **Outside storage** shall not be permitted closer than:

- .a 5.0 m to an **interior side lot line** where the **lot line** abuts a **lot** within a Commercial, or Industrial **zone**;
- .b 10.0 m of a **rear lot line** or **interior side lot line** of a **lot zoned** other than Agriculture, Commercial, or Industrial; or,
- .c Within an Agriculture **zone**, 1.0 m to an **interior side lot line** where the **lot line** abuts a **lot** within an Agriculture **zone**.

.4 **Outside storage** shall be subject to the maximum **lot coverage** requirements as set out in this By-law.

.5 Where an **outside storage** area is visible from any **street**, any **lot** within a Residential or Future Development **zone** and/or **public park**, the **outside storage** area shall be screened by a visual screen containing an opaque fence, wall, or evergreen hedgerow not less than 2.0 m in **height**.

.6 **Outside storage** shall not obstruct any required **loading space** or **parking aisle**.

## 4.28 Recreational Vehicle Park

Where permitted by this By-law, a **recreational vehicle park** shall be in accordance with the following provisions:

.1 The **use** of a **recreational vehicle park** for permanent human habitation shall be prohibited in all **zones**.

.2 Where permitted by this By-law, a **recreational vehicle park** shall be required to close and be vacated for a period not less than 90 consecutive days commencing January 1 of each calendar year.

## 4.29 Reduction of Rear Yard Requirements

.1 Notwithstanding the minimum **rear yard** requirements in the Residential **zones**, where the **rear lot line** shares a common **lot line** with a public allowance which abuts a **waterbody** and the aforementioned allowance is not a **street**, then the minimum **rear yard** shall be 1.0 m.

.2 Where the **rear lot line** of a **lot** adjoins any portion of a **lane**, one half of the width of that portion of such **lane** may be considered part of the **lot** for the purpose of calculating the **lot area** and the **rear yard** depth of the **lot**.

## 4.30 Relocated Buildings

.1 In all **zones**, no **buildings** shall be moved within the **defined area** of this By-law or shall be moved into and placed within the limits of the **defined area** of this By-law without a permit from the Chief Building Official.

## 4.31 Seasonal Farm Help Dwellings

Where permitted by this By-law, a **seasonal farm help dwelling** shall be in accordance with the following provisions:

.1 A **seasonal farm help dwelling** shall only be permitted **as accessory** to an **agriculture use**.

.2 A **seasonal farm help dwelling** shall not be permitted within the same **building** or **structure used** to shelter livestock or farm animals.

.3 Access to a **seasonal farm help dwelling** shall be from a shared **driveway**.

.4 The maximum **floor area** of a **seasonal farm help dwelling** shall be 150.0 $m^2$.

.5 A **garden suite**, **mobile home**, or **recreational vehicle** may be **used** for a **seasonal farm help dwelling**.

.6 **Seasonal farm help dwellings** may be contained in more than one **building**. For clarity, **seasonal farm dwellings** may not exceed the maximum **floor area** set out in subsection .4.

.7 A covenant shall be registered on title that the **building** will be **used** only for a **seasonal farm help dwelling**.

.8 The **use** of a **seasonal farm help dwelling** shall not exceed ten months per seasonal worker in each calendar year.

## 4.32 Shoreline Naturalization and Setbacks

### 4.32.1 Shoreline Naturalization Buffer

Where required by this By-law, a **shoreline naturalization buffer** shall be maintained in accordance with the following provisions:

.1 The **shoreline naturalization buffer** shall be maintained within the entirety of the minimum **water setback**.

.2 No **building**, **structure**, **septic system**, or **use** shall be **erected**, expanded, or otherwise **altered** within a required **shoreline naturalization buffer** except in accordance with the provisions of this section.

.3 A minimum of 90% of lands within the **shoreline naturalization buffer** shall consist of native vegetation and plant species. For clarity, within the remaining 10% of the **shoreline naturalization buffer**, minor encroachments such as a pedestrian pathway may be permitted.

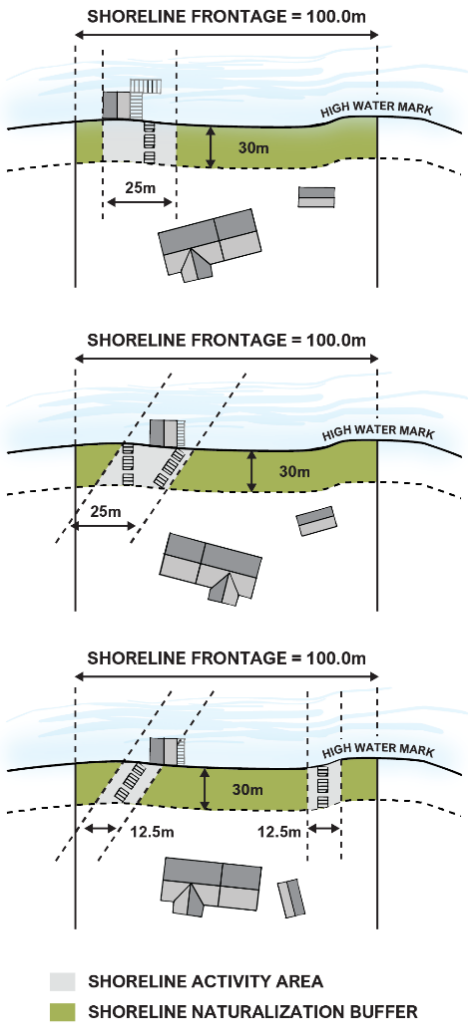
.4 Notwithstanding subsection .2, a portion of the **shoreline naturalization buffer** may be **used** for a **shoreline activity area**.

.5 The maximum cumulative width of **shoreline activity areas** measured parallel to the shoreline shall not exceed the following:

.a 25% of the **shore lot line** to a maximum of 23.0 m within a Residential **zone;**

.b 33% of the **shore lot line** within the Commercial Recreation (CR) **zone**; or,

.c 50% of the **shore lot line** where a **marina** is the **principal use** of the **lot** within the Commercial Recreation (CR) **zone**.



### 4.32.2 Shoreline Setback Requirements

.1 The minimum **water setback** for each **building**, **structure**, and **septic system** on a **lot** which are considered **legal non-complying**, excluding **shoreline structures**, shall be the existing **water setback** as of the day this By-law was passed, or a minimum of 15.0 m, whichever is greater.

.2 A **building**, **structure**, and **septic system** having an **existing legal non-complying water setback** less than 15.0 m may be permitted to be replaced at the existing setback, subject to the following requirements:

.a The portion of a **building**, **structure**, or **septic system** which is setback less than 15.0 m from the **shore lot line** may only be replaced and no increase in the **gross floor area**, width, or **height**, or further encroachments within the **water setback** shall be permitted.

.b The portion of a **building**, **structure**, or **septic system** which is setback greater than 15.0 m from the **shore lot line** may only be **enlarged** in accordance with the provisions of subsection .3.

.c No portion of any enlargement shall be permitted to encroach further into the existing **legal non-complying water setback**.

.3 A **building**, **structure**, and **septic system** having an **existing legal non-complying water setback** less than 30.0 m may be **enlarged**, repaired, replaced, or renovated at their existing **water setback** or a minimum of 15.0 m, whichever is greater, provided the following is complied with:

.a The additional **gross floor area** resulting from **enlargement**, extension, reconstruction, or alteration of the portion of a legally **existing** portion of a **building** or **structure** within 15.0 m and 30.0 m of the **high-water mark** shall not exceed 25% of the **gross floor area** of the portion of the existing **building** or **structure** within 15.0 m to 30.0 m of the **high-water mark**.

.b The **height** of the legally **existing building** or **structure** shall be permitted to increase by 1.2 m to improve the foundation, provided the **height** does not exceed the maximum **height** requirements in the applicable **zone**.

.c The minimum **shoreline naturalization buffer** requirements shall be met to a minimum depth of 15.0 m.

.d For clarity, the **enlargement**, extension, reconstruction, or **alteration** of the portion of a legally **existing building**, **structure**, or **septic system** setback greater 30.0 m shall not be subject to the requirements of subsections .a, .b, and .c.

## 4.33 Sight Triangle

.1 On any **corner lot**, a **sight triangle** shall be provided as follows in **Table 4-3**:

**Table 4-3: Minimum Sight Triangles**

| Intersection | Minimum Sight Triangle (All Zones) |
|---|---|
| Local Road and Local Road | 9.0 m by 9.0 m |
| Local Road and Collector Road | 9.0 m by 12.0 m |
| Collector Road and Collector Road | 12.0 m by 12.0 m |
| Collector Road and Arterial Road | 12.0 m by 12.0 m |
| Arterial Road and Arterial Road | 12.0 m by 12.0 m |

.2 Notwithstanding any other provision of this By-law, **buildings**, **structures**, and signage are prohibited within the **sight triangle**.

.3 The land within a **sight triangle** shall not be **used** for any purpose other than landscaping, provided that the maximum **height** of landscaping shall be 0.5 m measured from the adjacent **street line** elevation.

## 4.34 Source Water Protection

.1 All development where an application was made under the *Planning Act, Condominium Act*, or *Building Code Act*, as amended, will comply with the *Clean Water Act* through the applicable Source Protection Plans, as amended from time to time.

.2 **Wellhead Protection Areas** (WHPAs) and **Intake Protection Zones** (IPZs) are identified on Schedule “B” and include all levels of vulnerability for municipal water sources serving the **Municipality**.

.a In the case of WHPAs, the extent of the **vulnerable area** encompasses WHPA-A through WHPA-E.

.b In the case of IPZs, the extent of the **vulnerable area** encompasses subzones IPZ-1 and IPZ-2.

.3 Notwithstanding the **uses** permitted by the underlying **zone** category in this By-law, the following land **use** activities shall be prohibited in the **vulnerable areas** identified on Schedule “B” to this By-law where they would constitute a **future significant drinking water threat** under the *Clean Water Act*, unless stated otherwise in the applicable Source Protection Plans:

.a **Waste disposal sites**

.b On-site sewage systems (in excess of 10,000 L)

.c The application, storage or management of agricultural source material

.d The application, handling or storage of non-agricultural source material

.e The application, handling or storage of commercial fertilizer

.f The application, handling or storage of pesticide

.g The handling or storage of road salt

.h The storage of snow

.i The handling or storage of fuel

.j The handling or storage of a **dense non-aqueous phase liquid**

.k The handling or storage of an organic solvent

.l The **use** of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard

.4 Notwithstanding the list of prohibited land **use** activities in subsection .3, a **Risk Management Official** may issue a written decision enabling the **Municipality** to determine that a site-specific land **use** activity is permitted in accordance with Section 58 and Section 59 of the *Clean Water Act* based on location, amount, and extent of the threat.

.5 Within the **vulnerable area** illustrated on Schedule "B", as it applies to **dense non-aqueous phase liquids**, subsection .3 shall not apply to **incidental volumes** used as part of a residential **use**.

.6 Where a conflict may arise between Source Water Protection provisions in this By-law and any other provisions herein, the more restrictive requirement shall apply.

## 4.35 Swimming Pools

.1 A **swimming pool** shall be permitted as an **accessory use** to any permitted residential **use**.

.2 A **swimming pool** shall not be permitted in the minimum required **front yard** or **exterior side yard**.

.3 A **swimming pool** shall be permitted in the **rear yard** or **interior side yard** of any **lot** provided that no part of such **swimming pool** shall be located closer to any **lot line** or **street line** than the minimum distance required for an **accessory building** on such **lot**.

.4 A **swimming pool** shall not be permitted to encroach within any required minimum **water setback** or **shoreline naturalization buffer**.

.5 Every **swimming pool erected** in any **zone** shall comply with the provisions of the **Municipality's** Swimming Pools and Swimming Pool Fences By-law.

.6 Notwithstanding any other provision of this By-law, a **swimming pool** shall be excluded in the calculation of **lot coverage**.

## 4.36 Uses Permitted in All Zones

.1 The provisions of this By-law shall not apply to the **use** of any land and **zone**, or to the erection or **use** of any **building** or **structure** for the purpose of a **public use**; **conservation use**; **flood and erosion control**; or **wayside pit and quarry** and/or **portable asphalt plant used** by the **Municipality** and/or any **public authority**, provided that where such land, **building**, or **structure** is located:

.a No **outside storage** shall be permitted unless specifically permitted in the **zone** in which the **public use** is located.

.b The **lot coverage**, **yard setbacks**, parking and loading requirements, and **height** provisions shall be complied with.

.c Any **accessory use** to a **public use** shall be clearly incidental and **accessory** to the permitted **public use**.

.2 Notwithstanding subsection .1, a **wayside pit and quarry** and **portable asphalt plant** shall not be permitted within any Residential, Community Use, Open Space, or Environmental Protection **zone**.

.3 The provisions of this By-law shall not apply to the **use** of any land and **zone** for the purpose of **film production** or for Municipal Events for which permission has been granted by the **Municipality**.

.4 Temporary **buildings** and **structures** normal and incidental to construction shall be permitted in all **zones**, such as a construction camp or other such temporary work camp, a tool shed, a scaffold, provided that a valid building permit has been issued where a building permit is required, and that these **uses** shall only be permitted so long as the same are necessary for any work in progress which has been neither finished nor abandoned for a period of 60 days.

.5 A temporary sales or rental office or trailer shall be permitted in all zones subject to the applicable **parking** requirements in Section 5.0 and the requirements for a detached **accessory structure**.

## 4.37 Waste Storage

The storage of garbage, recycling, and other waste shall be in accordance with the following provisions:

.1 In any Commercial General (CG) or Industrial (IG) or Industrial Restricted (IR) **zone**, garbage, recycling, and other waste shall only be stored in a fully enclosed **waste storage enclosure**, with or without a roof, within a wholly enclosed **building**, or within an in-ground refuse container.

.2 Notwithstanding subsection .1, in-ground refuse containers are not required to be within a fully enclosed **waste storage enclosure** or wholly enclosed within a **building**.

.3 A **waste storage enclosure** shall only be permitted in an **interior side yard** or **rear yard**.

.4 A **waste storage enclosure**, where required, shall be **setback** a minimum of 3.0 m from any abutting Residential or Future Development **zone** and shall be subject to all other provisions for **accessory structures**.

.5 A **waste storage enclosure** shall not be permitted within any required **planting strip** and shall not obstruct a required **parking space**, **parking aisle**, **stacking lane**, or **driveway**.

.6 The provisions of this section shall not apply to any temporary waste disposal **structure** used in conjunction with a temporary construction **use**. The provisions shall also not apply to prevent any temporary storage for the purposes of any scheduled removal.

# 5.0 Parking and Loading Facilities

## 5.1 Off Street Parking Space Requirements

.1 Where a **building** or **structure** is **erected** or **used** in any **zone**, the required **parking spaces** shall be provided in accordance with **Table 5-1**.

**Table 5-1: Parking Requirements**

| Permitted Uses | Minimum Number of Parking Spaces Required |
|---|---|
| **RESIDENTIAL USES** | |
| **Accessory Dwelling Unit** | 1.0 space, in addition to the parking required for the non-residential **uses** |
| **Bed and Breakfast** | 1.0 space per guest room, in addition to the parking required for the **principal dwelling** |
| **Converted Dwelling** | 1.0 space per **dwelling unit** |
| **Garden Suite** | 1.0 space per **garden suite** |
| **Group Home** | 1.0 space per **dwelling unit** |
| **Home Occupation** | No requirement beyond the minimum requirement for the **dwelling**. |
| **Mobile Home Park** | 1.0 space within each **mobile home site** |
| **Single Detached Dwelling** | 2.0 spaces per **dwelling unit** |
| **AGRICULTURAL USES** | |
| **Abattoir** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Agri-Tourism** | 1.0 spaces per 40.0 $m^2$ of **gross floor area** dedicated to any **building** or **structure accessory** to the **agri-tourism use** |
| **Agriculture** | No minimum requirement. Where applicable, parking for a **single detached dwelling** shall be provided. |
| **Agricultural Products Processing Establishment** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Agricultural Products Warehouse** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Agricultural Research Facility** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Airstrip** | No minimum requirement. Where applicable, parking for **accessory buildings** and **structures** shall be provided. |
| **Contractor's Yard** | 1.0 space per 50.0 $m^2$ of **gross floor area** |
| **Custom Workshop** | 1.0 space per 50.0 $m^2$ of **gross floor area** |

| Table 5-1: Parking Requirements | |
|---|---|
| **Permitted Uses** | **Minimum Number of Parking Spaces Required** |
| **Dog Kennel** | 1.0 space per 30.0 $m^2$ of **gross floor area** dedicated to any **office use** |
| **Farm Café and Shop** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Farm Implement Sales and Service Establishment** | 1.0 space per 40.0 $m^2$ of **gross floor area** |
| **Farm Micro-Brewery** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Farm Supply Outlet** | 1.0 space per 40.0 $m^2$ of **gross floor area** |
| **Farmer's Market** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Nursery** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **On-Farm Diversified Uses** | 1.0 space per 40.0 $m^2$ of **gross floor area** |
| **Riding Stable or Equestrian Centre** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Seasonal Farm Help Dwelling** | 1.0 space per 2 beds |
| **Value-Added Farm Use** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **COMMERCIAL USES** | |
| **Animal Hospital** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Artisan Market** | 1.0 space per 10.0 $m^2$ of **gross floor area** |
| **Artisan Studio** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Auction Establishment** | 1.0 space per 10.0 $m^2$ of **gross floor area** |
| **Bakery** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Building Supply Outlet** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Campground** | 1.0 space for each site plus 1.0 space per 100 $m^2$ of **gross floor area** used for commercial purposes accessible by the public |
| **Clinic** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Club** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Commercial Greenhouse** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Commercial School** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Dry Land Marina** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Financial Institution** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Fuel Depot** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Funeral Services** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Garden and Nursery Supplies** | 1.0 space per 20.0 $m^2$ of **gross floor area** devoted to **office uses** or **retail** display of materials, and 1.0 space per 30.0 $m^2$ devoted to **warehouse uses** for storage of materials that are not on display for sale |
| **Hotel** and **Small Scale Hotel** | 1.0 space per suite or guest room. For any **uses** provided as an **accessory use** to the **hotel** or **small scale hotel** and are open to the public, such as a **restaurant**, parking requirements shall be calculated separately for each **use** in accordance with Section 5.2.2. For clarity, any **accessory uses** provided for **use** by guests only shall not be subject |

| Table 5-1: Parking Requirements | |
|---|---|
| **Permitted Uses** | **Minimum Number of Parking Spaces Required** |
| | to an additional parking requirement, such as a fitness facility provided for **use** by guests. |
| **Motel** | 1.0 space per suite or guest room |
| **Motor Vehicle Rental Establishment** | 1.0 spaces per 30.0 $m^2$ of **gross floor area** plus 1.0 space per service bay |
| **Marina** | 1.0 space per 20.0 $m^2$ of **gross floor area** of commercial space, plus 1.0 space per boat slip |
| **Office** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Outdoor Patio** | 1.0 space per 9.0 $m^2$ of **outdoor patio** area |
| **Parking Lot** | No minimum requirement. Where applicable, 1.0 space shall be provided for a parking attendant. |
| **Personal Service** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Place of Entertainment** | 1.0 space per 18.0 $m^2$ of **gross floor area** |
| **Recreational Equipment Rental** | 1.0 space per 30.0 $m^2$ of **gross floor area** plus 1.0 space per service bay |
| **Recreational Vehicle Park** | 1.0 space per **camping site** |
| **Recreational Vehicle Sales and Service** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Rental Cabin** | 1.0 space for each cabin plus 1.0 space per 100 $m^2$ of **gross floor area used** for commercial purposes accessible by the public |
| **Restaurant** | 1.0 space per 9.0 $m^2$ of **gross floor area** |
| **Restaurant, Take-Out** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Retail** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Retail, Convenience** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Service or Repair Shop** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Taxi Stand** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Tourist Resort** | 1.0 space per cabin or guest room |
| **Tourist Information Centre** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **INDUSTRIAL USES** | |
| **Cannabis Production and Processing Facility** | 1.0 space per 40.0 $m^2$ of **gross floor area** |
| **Concrete and Asphalt Plant** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Contractor's Shop** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Contractor's Yard** | 1.0 space per 100.0 $m^2$ of **gross floor area** or **outside storage area** |
| **Correctional Facility** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Custom Workshop** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Heavy Equipment Sales and Service** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Manufacturing or Processing Facility** | 1.0 space per 40.0 $m^2$ of **gross floor area** |

| Table 5-1: Parking Requirements | |
|---|---|
| **Permitted Uses** | **Minimum Number of Parking Spaces Required** |
| **Mineral Aggregate Operations** | 1.0 space per 30.0 $m^2$ **accessory office** space, otherwise no requirement |
| **Motor Vehicle Body Repair** | 4.0 spaces per service bay |
| **Motor Vehicle Repair** | 4.0 spaces per service bay |
| **Motor Vehicle Sales Establishment** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Motor Vehicle Service Station** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Motor Vehicle Washing Establishment** | 1.0 space per 30.0 $m^2$ of **gross floor area** plus 1.0 space per service bay |
| **Printing or Publishing Establishment** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Recycling Depot** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Salvage Yard** | 1.0 space per 500.0 $m^2$ of **gross floor area** or **outside storage** area |
| **Scrap Yard** | 1.0 space per 500.0 $m^2$ of **gross floor area** or **outside storage** area |
| **Service and Repair Shop** | 1.0 space per 20.0 $m^2$ of **gross floor area** |
| **Recreational Vehicle Storage** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Transportation Terminal** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **Waste Disposal Site** | 1.0 space per 30.0 $m^2$ of **accessory office** space |
| **Waste Transfer Station** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Warehouse** | 1.0 space per 100.0 $m^2$ of **gross floor area** |
| **ENVIRONMENTAL PROTECTION AND OPEN SPACE USES** | |
| **Community Garden** | No minimum requirement. |
| **Conservation Use** | No minimum requirement. |
| **Fairground** | No minimum requirement. For any facilities or **buildings** provided as an **accessory use** to the **fairground**, parking requirements shall be calculated separately for each use in accordance with Section 5.2.2. |
| **Forestry** | No minimum requirement. |
| **Golf Course** | 2.0 spaces per hole, plus 1.0 space per 100.0 $m^2$ for an **accessory use** |
| **Hunt Camp** | No minimum requirement. |
| **Passive Recreational Use** | No minimum requirement. For any facilities or **buildings** provided as an **accessory use** to the **passive recreational use**, parking requirements shall be calculated separately for each **use** in accordance with Section 5.2.2. |
| **Private Park** | No minimum requirement. For any facilities or **buildings** provided as an **accessory use** to the **private park**, parking requirements shall be calculated separately for each **use** in accordance with Section 5.2.2. |

| Table 5-1: Parking Requirements | |
|---|---|
| **Permitted Uses** | **Minimum Number of Parking Spaces Required** |
| **Private Recreation** | No minimum requirement. For any facilities or **buildings** provided as an **accessory use** to the **private recreation use**, parking requirements shall be calculated separately for each **use** in accordance with Section 5.2.2. |
| **Public Park** | No minimum requirement. For any facilities or **buildings** provided as an **accessory use** to the **public park**, parking requirements shall be calculated separately for each **use** in accordance with Section 5.2.2. |
| **COMMUNITY USES** | |
| **Assembly Hall** | 1.0 space per 5 fixed seats, 1.0 space per 3.0 m of bench seating, or 1.0 space per 9.0 $m^2$ of **gross floor area** devoted to public **use**, whichever is greater |
| **Banquet Hall** | 1.0 space per 5 fixed seats, 1.0 space per 3.0 m of bench seating, or 1.0 space per 9.0 $m^2$ of **gross floor area** devoted to public **use**, whichever is greater |
| **Cemetery** | 2.0 spaces |
| **Charitable or Service Club** | 1.0 space per 18.0 $m^2$ of **gross floor area** |
| **Club** | 1.0 space per 18.0 $m^2$ of **gross floor area** |
| **Community Facility** | 1.0 space per 18.0 $m^2$ of **gross floor area** |
| **Day Care Centre** | 1.0 space per 40.0 $m^2$ of **gross floor area** |
| **Emergency Service** | 1.0 space per 30.0 $m^2$ of **gross floor area** |
| **Flood and Erosion Control** | No requirement. |
| **Hospital** | 1.0 space per 4 beds or 1.0 space per 100.0 $m^2$ of **gross floor area**, whichever is greater |
| **Long-Term Care Home** | 1.0 space for every 4 beds |
| **Parking Lot** | No requirement. |
| **Place of Entertainment** | 1.0 space per 18.0 $m^2$ of **gross floor area** |
| **Place of Worship** | 1.0 space per 5 fixed seats, 1.0 space per 3.0 m of bench seating, or 1.0 space per 9.0 $m^2$ of **gross floor area** devoted to public **use**, whichever is greater |
| **Post Office** | 1.0 space per 18.0 $m^2$ of **gross floor area** |
| **Public School** | Elementary School: 1.5 spaces for each teaching classroom<br>Secondary School: 4.0 spaces for each teaching classroom |
| **Private School** | Elementary School: 1.5 spaces for each teaching classroom<br>Secondary School: 4.0 spaces for each teaching classroom |
| **Recreational Use** | 1.0 space per 18.0 $m^2$ of **gross floor area** |

| Table 5-1: Parking Requirements | |
|---|---|
| **Permitted Uses** | **Minimum Number of Parking Spaces Required** |
| **OTHER USES** | |
| Any other **use** permitted by this by-law other than those listed above | 1.0 space per 30.0 $m^2$ of **gross floor area** |

.2 The **parking space** requirements of this By-law shall be provided for and located on the same **lot** as the **use** for which the **parking space(s)** is required.

## 5.2 Calculation of Required Parking Spaces

### 5.2.1 Rounding

.1 Where the calculation of the minimum **parking spaces** required results in a fraction, the applicable requirement shall be rounded up to the next whole number.

### 5.2.2 Multiple Uses on a Lot

.1 When a **building** or **structure** accommodates more than one (1) type of **use**, as defined in this By-law, the **parking space** requirement for the whole **building** shall be the sum of the requirements for the separate parts of the **building** occupied by the separate **uses**, including any **accessory uses** with a defined parking requirement under Section 5.1.

### 5.2.3 Driveway Used as Parking Areas

.1 On a **lot** with a **dwelling unit**, a private **driveway** or **carport** devoted to the **dwelling unit** and located on the **lot** may be included in the calculation of **parking spaces**.

### 5.2.4 Building Additions

.1 When a **building** or **structure** has insufficient **parking spaces** on the date of passing of this By-law to conform to the requirements herein, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition.

.2 No addition may be built, and no change of **use** may occur, the effect of which would be an increase in the deficiency.

## 5.3 Parking Area and Driveway Requirements

### 5.3.1 Parking Space Dimensions and Requirements

.1 A **parking space** shall be rectangular in shape having a minimum width of 3.0 m and a minimum length of 5.8 m.

.2 The minimum dimensions of a parallel **parking space** shall be 2.4 m by 7.0 m.

.3 In any **zone** except an Agriculture or Industrial **zone**, **parking spaces** shall be clearly defined with the layout of spaces appropriately marked on the ground or signed.

.4 Unless otherwise provided for elsewhere in this By-law, all parking shall be located on the same **lot** as the **use** for which it is intended to serve.

### 5.3.2 Driveways

.1 The minimum distance between a **driveway** and intersection of **street lines** measured along the **street line** intersected by such **driveway** shall be 10.0 m. Notwithstanding this provision, in any Residential **zone**, the minimum distance between a **driveway** and intersection of **street lines** shall be the lesser of 6.0 m or the minimum required **exterior side yard** plus 3.0 m.

### 5.3.3 Parking Area Aisles

.1 Each **parking space** shall be accessed either directly by a **driveway** or a **parking aisle**.

.2 The width of the aisle in a **parking area** shall be based on the angle of the **parking spaces** to the aisle. If the angle of parking is different on each side of the aisle, then the aisle width shall be based on the **parking spaces** requiring the widest aisle width. The **parking aisle** requirements are as follows in Table 5-2:

**Table 5-2: Aisle Requirements**

| Angle of Parking Space to Aisle | Minimum Parking Aisle Width |
|---|---|
| Parallel parking or less than 30 degrees | 3.5 m |
| Equal to or greater than 30 degrees but less than 50 degrees | 4.0 m |
| Equal to or greater than 50 degrees but less than 70 degrees | 5.5 m |
| Equal to or greater than 70 degrees but less than or equal to 90 degrees | 7.0 m |

.3 Notwithstanding subsection .1, tandem **parking spaces**, which abut end to end, are permitted for any **dwelling**.

.4 Where a **parking aisle** is designed to provide one-way traffic only, and the **parking spaces** are provided at an angle not exceeding 45 degrees measured at the **parking aisle**, the minimum width shall be 4.5 m.

### 5.3.4 Parking Area Surface

.1 **Parking spaces**, **parking areas** and **driveways** connecting the **parking spaces** to a **street** shall be maintained with a stable surface which is treated to prevent the raising of dust.

.2 In all **zones**, except an Agriculture or Industrial **zone**, **parking spaces**, **parking areas** and **driveways** shall, before being **used**, be constructed of crushed stone, gravel, asphalt, brick, concrete, permeable paving, interlocking brick, or similar material.

### 5.3.5 Commercial and Recreational Vehicles

.1 The parking or storage of a **commercial vehicle** or **recreational vehicle** on a vacant **lot** shall be prohibited.

.2 In any Residential **zone**, the parking of a maximum of one **commercial vehicle** shall be permitted subject to the following requirements:

.a The parking of a **commercial vehicle** shall only be permitted in a **driveway** or **private garage**.

.b Where parked in a **driveway**, the maximum dimensions of a **commercial vehicle**, including any attached equipment or accessories, shall not exceed 2.2 m in **height** and 5.6 m in length. For clarity, a **commercial vehicle** in excess of these dimensions shall only be permitted within a **private garage**.

.c The provisions of this subsection shall not apply to restrict the normal **use** of any **loading space** or the temporary parking of a **commercial vehicle** associated with temporary construction activities.

.3 The parking of **recreational vehicles** or **trailers** shall be subject to the following requirements:

.a Any **recreational vehicle** or **trailer** that does not exceed a **height** of 3.2 m and a maximum length of 7.5 m exclusive of hitch or tongue may be parked in any **interior side yard** or **rear yard** year-round, provided that a minimum **setback** of 0.6 m to the nearest **interior side lot line** or **rear lot line** is maintained.

.b Any **recreational vehicle** or **trailer** that does not exceed a **height** of 3.2 m and a maximum length of 7.5 m exclusive of hitch or tongue may be parked in a **driveway**.

.c Notwithstanding subsections .a and .b, any **recreational vehicle** or **trailer** that exceeds a **height** of 3.2 m and a maximum length of 7.5 m exclusive of hitch or tongue may be parked on a **lot** in any **interior side yard** or **rear yard** year-round, provided that a minimum setback of 12.0 m to the nearest **lot line** is maintained.

.d The minimum number of required **parking spaces** shall not be occupied or otherwise obstructed by the parking of a **recreational vehicle**.

### 5.3.6 Use of Parking Spaces and Areas

.1 No gasoline pumps or other service station equipment shall be located or maintained in any **parking area**. Stations for charging electric vehicles shall be permitted in any **parking area**.

.2 A **structure**, not more than 4.5 m in **height** and not more than 15.0 $m^2$ in **gross floor area** shall be permitted in any **parking area** for the purpose of accommodating a **parking area** attendant.

## 5.4 Barrier-Free Parking Space Requirements

### 5.4.1 General Provisions for Barrier-Free Parking Spaces

.1 A **barrier-free parking space** shall be included in the calculation of the total **parking space** requirements of this By-law.

.2 **Barrier-free parking spaces** shall not be required within any Residential **zone**.

.3 A **barrier-free parking space** shall be accessible by a **barrier-free access aisle** and shall be free of any encroachment.

.4 **Barrier-free parking spaces** shall be the **parking spaces** located closest to the **principal building** entrance that is accessible from the **parking area**.

.5 A **barrier-free access aisle** shall be permitted to be shared between two **barrier-free parking spaces**.

### 5.4.2 Barrier-Free Parking Space Dimensions

The minimum dimensions of a **barrier-free parking space** shall be provided in accordance with Table 5-3.

**Table 5-3: Barrier-Free Parking Space Dimensions**

| Minimum Dimension | Type A Space | Type B Space |
|---|---|---|
| Minimum Width (m) | 3.65 | 2.7 |
| Minimum Length (m) | 5.7 | 5.7 |
| Minimum Vertical Clearance (m) | 2.75 | 2.75 |
| Minimum **Barrier-Free Access Aisle** Width (m) | 1.5 | 1.5 |
| Minimum **Barrier-Free Access Aisle** Length (m) | 5.8 | 5.8 |

### 5.4.3 Barrier-Free Parking Space Rates

.1 The minimum number of **barrier-free parking spaces** shall be in accordance with Table 5-4.

**Table 5-4: Barrier-Free Parking Space Rates**

| Total Required Parking Spaces | Required Barrier-Free Parking Spaces |
|---|---|
| 12 or less | 1 |
| 13 – 100 | 4% of total required **parking spaces** |
| 101 – 200 | 3% of total required **parking spaces** |
| 201 – 1,000 | 2% of total required **parking spaces** |
| Over 1,000 | 1, plus 1% of total required **parking spaces** |

.2 In calculating the total minimum **barrier-free parking space** requirement, the total number of **barrier-free parking spaces** shall be interpreted in accordance with the following:

.a Where an even number of **barrier-free parking spaces** are required, an equal number of Type A and Type B **barrier-free parking spaces** shall be provided.

.b Where an odd number of **barrier-free parking spaces** are required, the number of **barrier-free parking spaces** must be divided equally between Type A and Type B **barrier-free parking spaces**, with the remainder provided as a Type B **barrier-free parking space**.

## 5.5 Loading Space Requirements

Where a **building** or **structure** is **erected** or **used** in any **zone**, the required **loading spaces** shall be provided in accordance with Table 5-5.

**Table 5-5: Loading Space Requirements**

| Floor Area of Buildings | Minimum Number of Loading Spaces |
|---|---|
| Less than 300.0 $m^2$ | 0 |
| 300.0 $m^2$ to 2000.0 $m^2$ | 1 |
| Greater than 2001.0 $m^2$ | 2 |

.1 A **loading space** shall be at least 4.0 m by 12.0 m, with a minimum 4.5 m **height** clearance.

.2 A **loading space** shall be unobstructed, and free of any **structures** and encroachments.

.3 The required **loading spaces** shall be provided on the **lot** occupied by the **building**, **structure** or **use** for which such **loading spaces** are required and shall not form a part of any **street**, lane, **parking space** or delivery space.

.4 Access to **loading spaces** shall be by means of a **driveway** at least 3.5 m wide contained within the **lot** on which the **loading spaces** are located and leading to a **street** or lane located within or adjoining the **zone** in which the **use** is located.

.5 The **driveways** and **loading spaces** shall be maintained with a stable surface which is treated to prevent the raising of dust or loose particles. Before being **used**, they shall be constructed of one or more of the following: crushed stone, slab, gravel, permeable pavers, crushed brick (or tile) cinders, asphalt, concrete, or Portland cement binder, for a combined depth of at least 0.15 m and with provisions for drainage facilities.

.6 No **loading space** or platform or loading door shall be located in any **yard** or wall of any **building** or **structure** which adjoins or faces a **street**. In addition to **motor vehicle parking areas**, a **parking area** for the **use** of **commercial**

**vehicles** shall be provided but shall not be located in any **yard** flanking a **street**.

.7 No portion of any **loading space** shall be located closer to any street line than the minimum **front yard setback** for such **building**, **structure** or **use** in the **zone** where it is located.

.8 When a **building** or **structure** accommodates more than one type of **use**, as defined in this By-law, the **loading space** requirement for the whole **building** shall be the sum of the requirements for the separate parts of the **building** occupied by the separate **uses**, including any **accessory uses** with a defined **loading space** requirement under Section 5.5.

## 5.6 Bicycle Parking Requirements

### 5.6.1 General

.1 The owner or occupant of any **lot**, **building**, or **structure erected** in conjunction with select **uses** shall provide and maintain **bicycle parking spaces** in accordance with Table 5-6.

**Table 5-6: Bicycle Parking Space Requirements**

| Use | Minimum Number of Required Bicycle Parking Spaces |
|---|---|
| **Agriculture Zones** | |
| **Agri-Tourism Use** | 4.0 spaces |
| **Farm Micro-Brewery** | 4.0 spaces |
| **Commercial General Zone**<br>**Community Use Zone** | |
| **Assembly Hall, Banquet Hall, Club, Community Facility, Micro-Brewery, Office, Parking Lot, Personal Service, Place of Entertainment, Restaurant, Restaurant, Take-Out,** or **Retail** | 1.0 spaces per 100.0 $m^2$ of **building gross floor area** |
| **Public School** or **Private School** | 1.0 spaces per 10 students of design capacity and 2.0 spaces per 35 employees |

### 5.6.2 Rounding

.1 Where the calculation of the required number of **bicycle parking spaces** under 5.6.1 results in a fraction, the value shall be rounded up to the next whole number.

### 5.6.3 Multiple Uses on a Lot

.1 When a **building** or **structure** accommodates more than one (1) type of **use**, as defined in this By-law, the **bicycle**

**parking space** requirement for the whole **building** shall be the sum of the requirements for the separate parts of the **building** occupied by the separate **uses**.

### 5.6.4 Building Additions

.1 When a **building** or **use** has an insufficient number of **bicycle parking spaces** at the date of passing of this By-law to comply with the requirements herein, this By-law shall not be construed to require that the deficiency be made up prior to the construction of any addition. No addition or expansion may be built, however, and no change of **use** may occur, the effect of which would be an increase in that deficiency.

### 5.6.5 Bicycle Space and Parking Area Requirements

.1 A **bicycle parking space** shall be an unobstructed space at 0.6 m by 1.8 m. A bicycle rack shall be provided to enable a bicycle to be locked in place.

.2 **Bicycle parking spaces** shall be accessed by an unobstructed aisle with a minimum width of 1.5 m.

.3 Notwithstanding any other provision of this By-law, **bicycle parking spaces** shall be permitted in any **yard**, but not closer than 0.6 m to any **lot line** and shall not be located within a **sight triangle**.

# 6.0 Residential Zones

## 6.1 List of Residential Zones

For convenience, Table 6-1 lists the Residential **zones** established in Section 2 of this By-law.

The provisions of Section 4 of this By-law should be consulted alongside the provisions of this Section.

**Table 6-1: List of Residential Zones**

| Zone Name | Zone Symbol |
|---|---|
| Hamlet Residential | HR1, HR2, HR3, HR4 |
| Rural Residential One | RR1A, RR1B, RR1C, RR1D |
| Rural Residential Two | RR2A, RR2B, RR2C |
| Rural Residential Three | RR3A, RR3B, RR3C, RR3D |
| Mobile Home Park | RMH |

## 6.2 Permitted Uses in the Residential Zones

No **person** shall **use** any **lot**, **building** or **structure** for any purpose except for one or more of the **uses** as permitted in accordance with Table 6-2. Permitted **uses** are denoted by the symbol "✓" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 6-2.

**Table 6-2: Permitted Uses in the Residential Zones**

| Permitted Use | Zone | | | | |
|---|---|---|---|---|---|
| | HR | RR1 | RR2 | RR3 | RMH |
| **RESIDENTIAL USES** | | | | | |
| **Additional Residential Dwelling Unit** | ✓ | ✓ | ✓ | ✓ | |
| **Group Home** | ✓ | ✓ | ✓ | ✓ | |
| **Mobile Home Park** | | | | | ✓ |
| **Mobile Home** | | | | | ✓ |
| **Single Detached Dwelling** | ✓ | ✓ | ✓ | ✓ | |
| **SPECIFIED ACCESSORY USES** | **Subject to the provisions of Section 4.0.** | | | | |
| **Accessory Dwelling** | | | | | ✓ |
| **Bed and Breakfast** | ✓ | ✓ | ✓ | ✓ | |
| **Community Garden** | ✓ | ✓ | ✓ | ✓ | ✓ |
| **Home Industry** (1) | ✓ | ✓ | ✓ | ✓ | |
| **Home Occupation** | ✓ | ✓ | ✓ | ✓ | |
| **Mobile Home Park Accessory Uses** | | | | | ✓ |
| **Private Cabin** | | | ✓ | ✓ | |

**Notes**

1. This **use** shall not be permitted on a **lot** abutting a **waterbody**.

## 6.3 Lot and Building Requirements in the Hamlet Residential Zones

No **person** shall within any Hamlet Residential zone **use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 6-3.

**Table 6-3: Lot and Building Requirements in the Hamlet Residential Zones**

| Standard | Zones | | |
|---|---|---|---|
| | HR1 | HR2 | HR3 |
| Minimum **Lot Area (m²)** | - | - | - |
| **Full Services** | 460 | - | - |
| **Partial Services** – Wastewater | 830 | - | - |
| **Communal Services** | 1400 | - | - |
| **Partial Services** – Water | 1400 | 1400 | - |
| **Private Services** | 4000 | 4000 | 4000 |
| **Minimum Lot Frontage (m)** | - | - | - |
| **Full Services** | 15 | - | - |
| **Partial Services** – Wastewater | 17 | - | - |
| **Partial Services** – Water | 25 | 25 | - |
| **Private Services** | 30 | 38 | 90 |
| Minimum **Front Yard** (m) | 7.5 | 7.5 | 7.5 |
| Minimum **Rear Yard** (m) | 7.5 | 7.5 | 7.5 |
| Minimum **Exterior Side Yard** (m) | 7.5 | 7.5 | 7.5 |
| Minimum **Interior Side Yard** (m) | 3 (1) | 3 (1) | 3 |
| Minimum **Water Setback** (m) | 30 (2) | 30 (2) | 30 (2) |
| **Shoreline Naturalization Buffer** | Section 4.32 applies to **lots** abutting a **waterbody**. | | |
| Maximum **Lot Coverage** | 30% | 30% | 30% |
| Maximum **Building Height** (m) | 11 | 11 | 11 |
| Minimum **Landscaped Open Space** | 25% | 25% | - |

**Notes**

1. The minimum **interior side yard** is 3.0 m on one side and 1.3 m on the other side.

2. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

## 6.4 Lot and Building Requirements in the Rural Residential One Zones

No **person** shall within any Rural Residential One **zone use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 6-4.

**Table 6-4: Lot and Building Requirements in the Rural Residential One Zones**

| Standard | Zones | | | |
|---|---|---|---|---|
| | RR1A | RR1B | RR1C | RR1D |
| Minimum **Lot Area** ($m^2$) | 2800 | 4000 | 4000 | 2000 |
| Minimum **Lot Frontage** (m) | 38 | 45 | 38 | 38 |
| Minimum **Shore Lot Line** (m) | 30 | 30 | 30 | 30 |
| Minimum **Front Yard** (m) | 6 | 7.5 | 7.5 | 15 |
| Minimum **Rear Yard** (m) | 6 | 7.5 | 7.5 | 6 |
| Minimum **Exterior Side Yard** (m) | 6 | 7.5 | 7.5 | 15 |
| Minimum **Interior Side Yard** (m) | 3 (1) | 3 | 5 | 6 |
| Minimum **Water Setback** (m) | 30 (2) | 30 (2) | 30 (2) | 30 (2) |
| **Shoreline Naturalization Buffer** | Section 4.32 applies to **lots** abutting a **waterbody**. | | | |
| Maximum **Lot Coverage** | 30% | 30% | 30% | 25% |
| Maximum **Building Height** (m) | 11 | 11 | 11 | 11 |
| Minimum **Landscaped Open Space** | 30% | 30% | 30% | 30% |

### Notes

1. The minimum **interior side yard** is 3.0 m on one side and 1.3 m on the other side.

2. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

## 6.5 Lot and Building Requirements in the Rural Residential Two Zones

No **person** shall within any Rural Residential Two **zone use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 6-5.

**Table 6-5: Lot and Building Requirements in the Rural Residential Two Zones**

| Standard | Zones | | |
|---|---|---|---|
| | RR2A | RR2B | RR2C |
| Minimum **Lot Area (m²)** | - | - | - |
| **Full Services** | - | 460 | - |
| **Partial Services** – Wastewater | - | 830 | - |
| **Communal Services** – Water | - | 1700 | - |
| **Partial Services** – Water | 1400 | 1400 | 1400 |
| **Private Services** | 2000 | 2000 | 2000 |
| **Minimum Lot Frontage (m)** | - | - | - |
| **Full Services** | - | 15 | - |
| **Partial Services** – Wastewater | - | 17 | - |
| **Communal Services** – Water | 35 | 25 | - |
| **Partial Services** – Water | 25 | 30 | - |
| **Private Services** | 35 | 30 | - |
| **Private Services** (No **Shore Lot Line**) | 30 | 25 | 38 |
| Minimum **Shore Lot Line** (m) | 30 | 30 | 30 |
| Minimum **Front Yard** (m) | 7.5 | 6 | 15 |
| Minimum **Rear Yard** (m) | 7.5 | 6 | 6 |
| Minimum **Exterior Side Yard** (m) | 7.5 | 6 | 15 |
| Minimum **Interior Side Yard** (m) | 3 (1) | 3 (1) | 3 |
| Minimum **Water Setback** (m) | 30 (2) | 30 (2) | 30 (2) |
| **Shoreline Naturalization Buffer** | Section 4.32 applies to **lots** abutting a **waterbody**. | | |
| Maximum **Lot Coverage** | 30% | 30% | 30% |
| Maximum **Building Height** (m) | 11 | 11 | 11 |
| Minimum **Landscaped Open Space** | 25% | 25% | 25% |

### Notes

1. The minimum **interior side yard** is 3.0 m on one side and 1.2 m on the other side.

2. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

## 6.6 Lot and Building Requirements in the Rural Residential Three Zones

No **person** shall within any Rural Residential Three **zone use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 6-6.

**Table 6-6: Lot and Building Requirements in the Rural Residential Three Zones**

| Standard | Zones | | | |
|---|---|---|---|---|
| | RR3A | RR3B | RR3C | RR3D |
| Minimum **Lot Area (m²)** | - | - | - | - |
| **Partial Services** – Water | 1400 | 1400 | 1400 | - |
| **Private Services** | 1850 | 2000 | 2000 | 2000 |
| Minimum **Lot Frontage (m)** | - | - | - | 30 |
| **Partial Services** – Water | 25 | 24 | 30 | - |
| **Private Services** | 30 | 30 | 38 | - |
| Minimum **Shore Lot Line** (m) | 30 | 30 | 30 | 30 |
| Minimum **Front Yard** (m) | 7.5 | 7.5 | 15 | 7.5 |
| Minimum **Rear Yard** (m) | 7.5 | 7.5 | 6 | 6 |
| Minimum **Exterior Side Yard** (m) | 7.5 | 7.5 | 15 | 6 |
| Minimum **Interior Side Yard** (m) | 3 (1) | 3 (1) | 3 | 3 |
| Minimum **Water Setback** (m) | 30 (2) | 30 (2) | 30 (2) | 30 (2) |
| **Shoreline Naturalization Buffer** | Section 4.32 applies to **lots** abutting a **waterbody**. | | | |
| Maximum **Lot Coverage** | 30% | 30% | 30% | 30% |
| Maximum **Building Height** (m) | 11 | 11 | 11 | 11 |
| Minimum **Landscaped Open Space** | 30% | 30% | 30% | 30% |

### Notes

1. The minimum **interior side yard** is 3.0 m on one side and 1.2 m on the other side.

2. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

## 6.7 Lot and Building Requirements in the Residential Mobile Home Park Zone

No **person** shall within any Residential Mobile Home Park **zone use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 6-7.

**Table 6-7: Lot and Building Requirements in the Residential Mobile Home Park Zone**

| Standard | Zones |
|---|---|
| | RMH |
| Minimum **Lot Area** (ha.) | 4 |
| Minimum **Lot Frontage** (m) | 100 |
| Minimum **Front Yard** (m) | 15 |
| Minimum **Rear Yard** (m) | 8 |
| Minimum **Exterior Side Yard** (m) | 15 |
| Minimum **Interior Side Yard** (m) | 8 |
| Minimum **Water Setback** (m) | 30 (1) |
| **Shoreline Naturalization Buffer** | Section 4.32 applies to **lots** abutting a **waterbody**. |
| Maximum **Building Height** (m) | 11 |
| Maximum **Lot Coverage** | 30% |
| Minimum **Landscaped Open Space** | 30% |

### Notes

1. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

# 7.0 Agriculture Zones

## 7.1 List of Agriculture Zones

For convenience, Table 7-1 lists the Agriculture **zones** established in Section 2 of this By-law.

The provisions of Section 4 of this By-law should be consulted alongside the provisions of this Section.

**Table 7-1: List of Agriculture Zones**

| Zone Name | Zone Symbol |
|---|---|
| Agriculture | AG |
| Agriculture Related | AR |
| Agriculture Consolidation | AC |

## 7.2 Permitted Uses in the Agriculture Zones

No **person** shall **use** any **lot**, **building** or **structure** for any purpose except for one or more of the **uses** as permitted in accordance with Table 7-2. Permitted **uses** are denoted by the symbol "✓" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 7-2.

Where the symbol "E" is shown in Table 7-2, the **use** shall only be permitted on a **lot** in the corresponding **zone** if the **use** was legally **existing** and **used** on the **lot** on the effective date of this By-law.

**Table 7-2: Permitted Uses in the Agriculture Zones**

| Permitted Use | Zone | | |
|---|---|---|---|
| | AG | AR | AC |
| **AGRICULTURE AND AGRICULTURE-RELATED USES** | | | |
| **Abattoir** | E | ✓ | E |
| **Agriculture** | ✓ | ✓ | ✓ |
| **Agricultural Products Processing Establishment** | E | ✓ | E |
| **Agricultural Products Warehouse** | E | ✓ | ✓ |
| **Agricultural Research Facility** | E | ✓ | E |
| **Animal Hospital** | E | ✓ | E |
| **Auction Establishment** | E | ✓ | E |
| **Cannabis Production and Processing Facility** | ✓ | ✓ | ✓ |
| **Cemetery** | ✓ | ✓ | ✓ |
| **Commercial Greenhouse** | ✓ | ✓ | ✓ |

| Table 7-2: Permitted Uses in the Agriculture Zones | | | |
|---|---|---|---|
| **Permitted Use** | **Zone** | | |
| | **AG** | **AR** | **AC** |
| **Contractor's Yard** | E | ✓ | E |
| **Custom Workshop** | E | ✓ | E |
| **Dog Kennel** | ✓ | ✓ | ✓ |
| **Farm Greenhouse** | ✓ | ✓ | ✓ |
| **Farm Implement Sales and Service Establishment** | E | ✓ | E |
| **Farm Supply Outlet** | E | ✓ | E |
| **Farmer's Market** | E | ✓ | E |
| **Feed Mill** | E | ✓ | E |
| **Forestry** | ✓ | ✓ | ✓ |
| **Garden and Nursery** | ✓ | | |
| **Grain Elevator** | ✓ | ✓ | ✓ |
| **Nursery** | ✓ | ✓ | ✓ |
| **Riding Stable or Equestrian Centre** | ✓ | ✓ | ✓ |
| **Sawmill** | ✓ | ✓ | ✓ |
| **Seasonal Farm Help Dwelling** | ✓ | ✓ | |
| **Value-Added Farm Use** | | ✓ | |
| **Value-Retaining Farm Use** | ✓ | ✓ | ✓ |
| **RESIDENTIAL USES** | | | |
| **Additional Residential Dwelling Unit** (Subject to the provisions of Section 4.0) | ✓ | ✓ | |
| **Single Detached Dwelling** | ✓ | ✓ | |
| **ON-FARM DIVERSIFIED USES** **Subject to the provisions of Section 4.0.** | | | |
| **Agri-Tourism Use** | ✓ | ✓ | ✓ |
| **Ancillary Retail** | ✓ | ✓ | ✓ |
| **Commercial Greenhouse** | ✓ | | ✓ |
| **Farm Café and Shop** | ✓ | ✓ | ✓ |
| **Farm Micro-Brewery** | ✓ | ✓ | ✓ |
| **Farm Produce Outlet** | ✓ | ✓ | ✓ |
| **Garden and Nursery Supplies** | ✓ | | |
| **Home Industry** | | | ✓ |
| **Outdoor Patio** | ✓ (1) | ✓ | ✓ (1) |
| **Value-Added Farm Use** | ✓ | ✓ | ✓ |
| **SPECIFIED ACCESSORY USES** **Subject to the provisions of Section 4.0.** | | | |
| **Ancillary Retail** | | ✓ | |
| **Bed and Breakfast** | ✓ | ✓ | |
| **Home Industry** | ✓ | ✓ | ✓ |
| **Home Occupation** | ✓ | ✓ | |

| Table 7-2: Permitted Uses in the Agriculture Zones | | | |
|---|---|---|---|
| **Permitted Use** | **Zone** | | |
| | **AG** | **AR** | **AC** |
| **Outside Storage** | ✓ | ✓ | ✓ |
| **Shipping Container** | ✓ | ✓ | ✓ |

**Notes**

1. This **use** shall only be permitted as an **accessory use** to a **farm café and shop** and **farm micro-brewery**.

## 7.3 Lot and Building Requirements in the Agriculture Zones

No **person** shall within any Agriculture **zone use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 7-3.

| Table 7-3: Lot and Building Requirements in the Agriculture Zones | | | |
|---|---|---|---|
| **Standard** | **Zone** | | |
| | **AG** | **AR** | **AC** |
| Minimum **Lot Area** (ha) | 40 | 0.4 | 40 |
| Minimum **Lot Frontage** (m) | 120 | 60 | 120 |
| Minimum **Front Yard** (m) | 30 | 15 | 30 |
| Minimum **Rear Yard** (m) | 30 | 15 | 30 |
| Minimum **Exterior Side Yard** (m) | 15 | 15 | 15 |
| Minimum **Interior Side Yard** (m) | 9 | 6 | 9 |
| Minimum **Water Setback** (m) | 30 (1) | 30 (1) | 30 (1) |
| **Shoreline Naturalization Buffer** | Section 4.32 applies to **lots** abutting a **waterbody**. | | |
| Maximum **Lot Coverage** | 25% (2) | 25% (2) | 25% (2) |
| Maximum **Building Height** (m) | 11(4) | 11(4) | 11(4) |

Certain agricultural structures, such as barns, are exempt from the height requirements per Section 4.0 of this By-law.

**Notes**

1. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

2. Notwithstanding Subsection 7.3, an existing **lot** or a **lot** created by consent with a **lot** area of 1.0 hectare or less shall only be **used** in accordance with the RR2 Zone.

3. **Agriculture** and **Agriculture** related **uses** are not subject to height restrictions as per Section 4.13.1.i.

# 8.0 Commercial Zones

## 8.1 List of Commercial Zones

For convenience, Table 8-1 lists the Commercial **zones** established in Section 2 of this By-law.

The provisions of Section 4 of this By-law should be consulted alongside the provisions of this Section.

**Table 8-1: List of Commercial Zones**

| Zone Name | Zone Symbol |
|---|---|
| Commercial General | CG |
| Commercial Highway | CH |
| Commercial Rural | CA |
| Commercial Recreation | CR |
| Commercial Campground | CC |

## 8.2 Permitted Uses in the Commercial Zones

No **person** shall **use** any **lot**, **building** or **structure** for any purpose except for one or more of the **uses** as permitted in accordance with Table 8-2. Permitted **uses** are denoted by the symbol "✓" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 8-2.

**Table 8-2: Permitted Uses in the Commercial Zones**

| Permitted Use | Zone | | | | |
|---|---|---|---|---|---|
| | CG | CH | CA | CR | CC |
| **Agriculture** | | | ✓ | | |
| **Agricultural Products Processing Establishment** | | | ✓ | | |
| **Agricultural Products Warehouse** | | | ✓ | | |
| **Animal Hospital** | ✓ | ✓ | ✓ | | |
| **Artisan Market** | | ✓ | | | |
| **Artisan Studio** | ✓ | ✓ | | | |
| **Assembly Hall** | ✓ | | | | |
| **Auction Establishment** | | ✓ | ✓ | | |
| **Bakery** | ✓ | | | | |
| **Banquet Hall** | ✓ | | | | |
| **Bed and Breakfast** | ✓ | ✓ | | ✓ | |
| **Building Supply Outlet** | | ✓ | | | |
| **Campground** | | | | ✓ | ✓ |
| **Clinic** | ✓ | | | | |

| Table 8-2: Permitted Uses in the Commercial Zones | | | | | |
|---|---|---|---|---|---|
| Permitted Use | Zone | | | | |
| | CG | CH | CA | CR | CC |
| Club | ✓ | | | | |
| Commercial Greenhouse | | ✓ | ✓ | | |
| Commercial School | ✓ | | | | |
| Community Facility | ✓ | | | | |
| Community Garden | ✓ | | ✓ | ✓ | ✓ |
| Contractor's Yard | | ✓ | ✓ | | |
| Custom Workshop | | ✓ | ✓ | | |
| Dry Land Marina | | ✓ | | | |
| Farm Implement Sales and Service Establishment | | ✓ | ✓ | | |
| Farmer's Market | ✓ | ✓ | ✓ | | |
| Feed Mill | | | ✓ | | |
| Financial Institution | ✓ | | | | |
| Fuel Depot | | ✓ | | | |
| Funeral Services | ✓ | | | | |
| Garden and Nursery Supplies | | ✓ | ✓ | ✓ | |
| Golf Course | | | | ✓ | |
| Hotel | | ✓ | | | |
| Hotel, Small Scale | ✓ | ✓ | | | |
| Micro-Brewery | ✓ | | ✓ | | |
| Motel | | ✓ | | | |
| Motor Vehicle Service Station | ✓ | ✓ | | | |
| Motor Vehicle Sales Establishment | ✓ | ✓ | | | |
| Motor Vehicle Rental Establishment | ✓ | ✓ | | | |
| Motor Vehicle Repair | | ✓ | | | |
| Motor Vehicle Washing Establishment | | ✓ | | | |
| Marina | | | | ✓ | ✓ |
| Office | ✓ | | | | |
| Parking Lot | ✓ | ✓ | | | |
| Personal Service | ✓ | | | | |
| Place of Entertainment | ✓ | | | | |
| Post Office | ✓ | | | | |
| Private Park | | | | ✓ | |
| Public Park | ✓ | ✓ | | ✓ | ✓ |
| Recreational Equipment Rental | | ✓ | | ✓ | |
| Recreational Vehicle Park | | | | ✓ | ✓ |

| Table 8-2: Permitted Uses in the Commercial Zones | | | | | |
|---|---|---|---|---|---|
| **Permitted Use** | **Zone** | | | | |
| | **CG** | **CH** | **CA** | **CR** | **CC** |
| **Recreational Vehicle Sales and Service** | | ✓ | | ✓ | |
| **Rental Cabin** | | | | ✓ | |
| **Restaurant** | ✓ | ✓ | | ✓ | |
| **Restaurant, Take-Out** | ✓ | ✓ | | ✓ | |
| **Retail** | ✓ | ✓ (1) | ✓ | | |
| **Retail, Convenience** | | ✓ (1) | | ✓ | ✓ |
| **Service or Repair Shop** | ✓ | ✓ | ✓ | | |
| **Tourist Resort** | | | | ✓ | |
| **Tourist Information Centre** | ✓ | ✓ | ✓ | | |
| **SPECIFIED ACCESSORY USES** | **Subject to the provisions of Section 4.0.** | | | | |
| **Accessory Dwelling Unit** | ✓ | ✓ | | ✓ | ✓ |
| **Drive-Through** | | ✓ | | | |
| **Office** | | ✓ | ✓ | ✓ | |
| **Outdoor Display Area** | | ✓ | ✓ | | |
| **Outdoor Patio** | ✓ | ✓ | | ✓ | |
| **Outside Storage** | ✓ | ✓ | ✓ | | |

**Notes**

1. The maximum **gross floor area** on each **lot** for all **uses** subject to this provision shall be 2,000.0 $m^2$.

## 8.3 Lot and Building Requirements in the Commercial Zones

No **person** shall within the Commercial **zones use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 8-3.

| Table 8-3: Lot and Building Requirements in the Commercial Zones | | | | | |
|---|---|---|---|---|---|
| **Standard** | **Zone** | | | | |
| | **CG** | **CH** | **CA** | **CR** | **CC** |
| Minimum **Lot Area (ha)** | - | 0.4 | 0.4 | 5.5 | 4 |
| **Full Services** | 0.14 | - | - | - | - |
| **Private Services** | 0.4 | - | - | - | - |
| Minimum **Lot Frontage** (m) | 25 | 45 | 45 | 165 | 30 |
| Minimum **Front Yard** (m) | 3 | 6 | 15 | 150 | 10 |
| Minimum **Rear Yard** (m) | 9 | 12 | 15 | 45 | 4.5 |
| Minimum **Exterior Side Yard** (m) | 6 | 12 | 15 | 25 | 10 |
| Minimum **Interior Side Yard** (m) | 1.5 | 12 | 15 | 25 | 4.5 |
| Minimum **Water Setback** (m) | 30 (1) | 30 (1) | 30 (1) | 30 (1) | 30 (1) |

| Table 8-3: Lot and Building Requirements in the Commercial Zones | | | | | |
|---|---|---|---|---|---|
| **Standard** | **Zone** | | | | |
| | **CG** | **CH** | **CA** | **CR** | **CC** |
| **Shoreline Naturalization Buffer** | Section 4.32 applies to **lots** abutting a **waterbody**. | | | | |
| Maximum **Lot Coverage** | 30% | 30% | 40% | 30% | 30% |
| Maximum **Building Height** (m) | 11 | 11 | 11 | 11 | 11 |
| Minimum **Landscaped Open Space** | 10% | 20% | 10% | - | 25% |
| Required **planting strip** abutting a **street line** (width in m) | - | 3 | - | - | - |
| Required **planting strip** on any **interior side lot line** or **rear lot line** abutting a Residential **zone** or Environmental Protection and Open Space **zone** (width in m) | 4.5 | 4.5 | - | - | - |
| **CAMPING SITE REQUIREMENTS** | | | | | |
| Minimum **Camping Site** Area ($m^2$) | - | - | - | - | 200 |
| Minimum **Camping Site** Frontage (m) | - | - | - | - | 10 |
| Minimum **Camping Site Front Yard** (m) | - | - | - | - | 3 (2) |
| Minimum **Camping Site Interior Side Yard** (m) | - | - | - | - | 1.5 (2) |
| Minimum **Camping Site Rear Yard** (m) | - | - | - | - | 1.5 (2) |
| Maximum Number of **Camping Sites** per Hectare | - | - | - | - | 20 |
| Maximum **Camping Site** Coverage ($m^2$) | - | - | - | - | 93 |
| Maximum Number of **Accessory Structures** (exclusive of deck or **attached enclosed structure**) | - | - | - | - | 1 |

## Notes

1. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

2. For the purposes of this provision, the **lot line** shall be deemed to be the boundary of the **camping site**.

# 9.0 Industrial Zones

## 9.1 List of Industrial Zones

For convenience, Table 9-1 lists the Industrial **zones** established in Section 2 of this By-law.

The provisions of Section 4 of this By-law should be consulted alongside the provisions of this Section.

**Table 9-1: List of Industrial Zones**

| Zone Name | Zone Symbol |
|---|---|
| Industrial General | IG |
| Industrial Restricted | IR |
| Industrial Extractive | IX |
| Industrial Disposal | ID |
| Industrial Rural | IA |

## 9.2 Permitted Uses in the Industrial Zones

No **person** shall **use** any **lot**, **building** or **structure** for any purpose except for one or more of the **uses** as permitted in accordance with Table 9-2. Permitted **uses** are denoted by the symbol "✓" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 9-2.

**Table 9-2: Permitted Uses in the Industrial Zones**

| Permitted Use | Zone | | | | |
|---|---|---|---|---|---|
| | IG | IR | IX | ID | IA |
| **Agriculture** | ✓ | ✓ | ✓ | | ✓ |
| **Agricultural Products Warehouse** | ✓ | | | | ✓ |
| **Agricultural Products Processing Establishment** | ✓ | | | | ✓ |
| **Agricultural Research Facility** | ✓ | | | | ✓ |
| **Animal Hospital** | ✓ | ✓ | | | ✓ |
| **Auction Establishment** | ✓ | | | | ✓ |
| **Building Supply Outlet** | ✓ | ✓ | | | |
| **Fuel Depot** | ✓ | | | | |
| **Cannabis Production and Processing Facility** | ✓ | ✓ | | | ✓ |
| **Concrete and Asphalt Plant** | ✓ | | ✓ | | |
| **Contractor's Shop** | ✓ | | | | |
| **Contractor's Yard** | ✓ | ✓ | | | |
| **Correctional Facility** | ✓ | | | | |

| Table 9-2: Permitted Uses in the Industrial Zones | | | | | |
|---|---|---|---|---|---|
| **Permitted Use** | **Zone** | | | | |
| | **IG** | **IR** | **IX** | **ID** | **IA** |
| **Custom Workshop** | ✓ | ✓ | | | |
| **Dry Land Marina** | ✓ | ✓ | | | |
| **Farm Implement Sales and Service Establishment** | ✓ | | | | ✓ |
| **Farmer's Market** | ✓ | | | | ✓ |
| **Farm Supply Outlet** | ✓ | | | | ✓ |
| **Feed Mill** | ✓ | | | | ✓ |
| **Forestry** | ✓ | ✓ | ✓ | ✓ | ✓ |
| **Heavy Equipment Sales and Service** | ✓ | | | | |
| **Manufacturing and Processing Facility** (1) | ✓ | ✓ | | | |
| **Micro-Brewery** | ✓ | ✓ | | | |
| **Mineral Aggregate Operation** | | | ✓ | | |
| **Motor Vehicle Body Repair** | ✓ | ✓ | | | |
| **Motor Vehicle Repair** | ✓ | ✓ | | | |
| **Motor Vehicle Sales Establishment** | ✓ | ✓ | | | |
| **Motor Vehicle Service Station** | ✓ | ✓ | | | |
| **Motor Vehicle Washing Establishment** | ✓ | ✓ | | | |
| **Printing or Publishing Establishment** | ✓ | ✓ | | | |
| **Recreational Vehicle Sales and Service** | ✓ | | | | |
| **Recycling Depot** | ✓ | | | ✓ | |
| **Salvage Yard** | | | | ✓ | |
| **Sawmill** | ✓ | | | | ✓ |
| **Scrap Yard** | | | | ✓ | |
| **Service and Repair Shop** | ✓ | | | | |
| **Recreational Vehicle Storage** | ✓ | | | | |
| **Transportation Terminal** | ✓ | | | | |
| **Waste Disposal Site** | | | | ✓ | ✓ |
| **Waste Transfer Station** | | | | ✓ | |
| **Warehouse** | ✓ | ✓ | | | ✓ |
| **SPECIFIED ACCESSORY USES** | **Subject to the provisions of Section 4.0.** | | | | |
| **Accessory Office** | ✓ | ✓ | ✓ | | ✓ |
| **Ancillary Retail** (2) | ✓ | ✓ | | ✓ | ✓ |
| **Outside Storage** | ✓ | | ✓ | | ✓ |
| **Shipping Container** | ✓ | | ✓ | ✓ | ✓ |

**Notes**

1. Where water services are not provided by the **Municipality**, only **dry industrial uses** shall be permitted.

2. The total **gross floor area** of all **ancillary retail uses** on any one **lot** shall not exceed 15% of the total **gross floor area** of all **buildings** on the same **lot**.

## 9.3 Lot and Building Requirements in the Industrial Zones

No **person** shall within any Industrial **zone use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 9-3.

**Table 9-3: Lot and Building Requirements in the Industrial Zones**

| Standard | Zone | | | | |
|---|---|---|---|---|---|
| | IG | IR | IX | ID | IA |
| Minimum **Lot Area** (ha.) | 0.4 | 0.4 | (1) | 0.4 | 0.4 |
| Minimum **Lot Area** (ha.) for any **waste disposal site** | - | - | - | 10 | - |
| Minimum **Lot Area** (ha.) for any **waste transfer station** | - | - | - | 1 | - |
| Minimum **Lot Frontage** (m) | 30 | 30 | - | 30 | 30 |
| Minimum **Lot Frontage** (ha.) for any **waste disposal site** | -- | - | - | 150 | - |
| Minimum **Lot Frontage** (ha.) for any **waste transfer station** | - | - | - | 60 | - |
| Minimum **Front Yard** (m) | 15 | 15 | 30 (4) | 30 | 15 |
| Minimum **Rear Yard** (m) | 15 | 12 | 30 (4) | 30 | 15 |
| Minimum **Exterior Side Yard** (m) | 15 | 15 | 30 (4) | 30 | 15 |
| Minimum **Interior Side Yard** (m) | 6 (2) | 6 (2) | 30 (4) | 30 | 6 |
| Minimum **Water Setback** | 30 (3) | 30 (3) | 30 (3) | 30 (3) | 30 (3) |
| Maximum **Lot Coverage** | 25% | 25% | - | - | 30% |
| Maximum **Building Height** (m) | 11 | 11 | - | 11 | 11 |
| Minimum **Landscaped Open Space** | 20% | 20% | - | 20% | 10% |
| Required **planting strip** abutting a **street line** (width in m) | 3 | 3 | - | 3 | 3 |
| Required **planting strip** on any **interior side lot line** or **rear lot line** abutting a Residential **zone,** Environmental Protection, or Open Space **zone** (width in m) | 4.5 | 4.5 | - | 4.5 | 4.5 |

**Notes**

1. The minimum **lot area** shall be as legally existing.

2. The minimum **interior side yard** may be reduced to 3.0 m where a **lot** abuts another Industrial **zone**.

3. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

4. Where an Industrial Extractive **zone** abuts a **lot** which contains a residential **use**, the minimum setback for **buildings**, **structures**, and **outside storage** shall be 90.0 m.

# 10.0 Environmental Protection & Open Space Zones

## 10.1 List of Environmental Protection and Open Space Zones

For convenience, Table 10-1 lists the Environmental Protection and Open Space **zones** established in Section 2 of this By-law.

The provisions of Section 4 of this By-law should be consulted alongside the provisions of this Section.

**Table 10-1: List of Open Space and Environmental Protection Zones**

| Zone Name | Zone Symbol |
|---|---|
| Open Space | OS |
| Open Space Restricted | OSR |
| Open Space Special Use | OSS |
| Environmental Protection | EP |

## 10.2 Permitted Uses in the Environmental Protection and Open Space Zones

No **person** shall **use** any **lot**, **building** or **structure** for any purpose except for one or more of the **uses** as permitted in accordance with Table 10-2. Permitted **uses** are denoted by the symbol "✓" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 10-2. Where the symbol "E" is shown in Table 12-2, the **use** shall only be permitted on a **lot** in the corresponding **zone** if the **use** was legally **existing** and **used** on the **lot** on the effective date of this By-law.

**Table 10-2: Permitted Uses in the Environmental Protection and Open Space Zones**

| Permitted Use | Zone | | | |
|---|---|---|---|---|
| | OS | OSR | OSS | EP |
| **Agriculture** | | | | ✓ (1) |
| **Cemetery** | ✓ | | | |
| **Community Garden** | ✓ | | | |
| **Conservation Use** | ✓ | ✓ | | ✓ |
| **Fairground** | ✓ | | | |
| **Farmer's Market** | ✓ | ✓ | | |
| **Forestry** | ✓ | ✓ | ✓ | ✓ (1) |
| **Golf Course** | E | | | |
| **Hunt Camp** | | ✓ | ✓ | |
| **Parking Lot** | ✓ | | | |

| Table 10-2: Permitted Uses in the Environmental Protection and Open Space Zones | | | | |
|---|---|---|---|---|
| **Permitted Use** | **Zone** | | | |
| | **OS** | **OSR** | **OSS** | **EP** |
| **Passive Recreational Use** | ✓ | ✓ | | |
| **Private Park** | ✓ | | ✓ | |
| **Private Recreation** | | | ✓ | |
| **Public Park** | ✓ | ✓ | | ✓ (1) |
| **Recreational Use** | ✓ | | | |
| **SPECIFIED ACCESSORY USES** | **Subject to the provisions of Section 4.0.** | | | |
| **Dock** | | ✓ | ✓ | ✓ |

**Notes**

1. No **buildings** or **structures** shall be permitted.

## 10.3 Lot and Building Requirements in the Environmental Protection and Open Space Zones

No **person** shall within any Environmental Protection or Open Space **zone use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 10-3.

| Table 10-3: Lot and Building Requirements in the Environmental Protection and Open Space Zones | | | | |
|---|---|---|---|---|
| **Standard** | **Zone** | | | |
| | **OS** | **OSR** | **OSS** | **EP** |
| Minimum **Lot Area** (ha.) | - | - | - | - |
| Minimum **Lot Frontage** (m) | - | - | - | - |
| Maximum **Lot Coverage** (%) | 10 | 10 | - | - |
| Minimum **Front Yard** (m) | 7.5 | 1.2 | - | - |
| Minimum **Rear Yard** (m) | 3 | 3 | - | - |
| Minimum **Interior Side Yard** (m) | 7.5 | 1.2 | - | - |
| Maximum **Height** (m) | 11 | 11 | - | - |
| Minimum **Water Setback** (m) | 30 (1) | 30 (1) | 30 (1) | - |
| **Shoreline Naturalization Buffer** | - | - | Section 4.32 applies to **lots** abutting a **waterbody**. | - |
| Minimum Distance Between **Buildings** (m) | - | - | 7.0 | - |
| Minimum **Setback** from a **Zone Boundary** (m) | - | - | 15.0 | - |
| Minimum Separation Distance Between **Hunt Camps** (m) | - | - | 400.0 | - |

**Notes**

1. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

# 11.0 Community Use Zone

## 11.1 List of Community Use Zones

For convenience, Table 11-1 lists the Community Use **zones** established in Section 2 of this By-law.

The provisions of Section 4 of this By-law should be consulted alongside the provisions of this Section.

**Table 11-1: List of Community Use Zones**

| Zone Name | Zone Symbol |
|---|---|
| Community Use | CU |

## 11.2 Permitted Uses in the Community Use Zone

No **person** shall **use** any **lot**, **building** or **structure** for any purpose except for one or more of the **uses** as permitted in accordance with Table 11-2. Permitted **uses** are denoted by the symbol "✓" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 11-2.

**Table 11-2: Permitted Uses in the Community Use Zone**

| Permitted Use | Zone |
|---|---|
| | CU |
| **Assembly Hall** | ✓ |
| **Cemetery** | ✓ |
| **Club** | ✓ |
| **Community Facility** | ✓ |
| **Community Garden** | ✓ |
| **Conservation Use** | ✓ |
| **Day Care Centre** | ✓ |
| **Emergency Service** | ✓ |
| **Farmer's Market** | ✓ |
| **Parking Lot** | ✓ |
| **Place of Worship** | ✓ |
| **Post Office** | ✓ |
| **Public Park** | ✓ |
| **Public School** | ✓ |
| **Private Park** | ✓ |
| **Private School** | ✓ |
| **Recreational Use** | ✓ |
| **SPECIFIED ACCESSORY USES** | **Subject to the provisions of Section 4.0.** |
| **Accessory Dwelling Unit** | ✓ (1) |
| **Ancillary Retail** | ✓ |

**Notes**

1. This **use** shall only be permitted as an **accessory use** to a **place of worship.**

## 11.3 Lot and Building Requirements in the Community Use Zone

No **person** shall within the Community Use **zone use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 11-3.

**Table 11-3: Lot and Building Requirements in the Community Use Zone**

| Standard | Zone |
|---|---|
| | CU |
| Minimum **Lot Area (m²)** | - |
| **Full Services** | 650 |
| **Private Services** | 4000 |
| Minimum **Lot Frontage (m)** | - |
| **Full Services** | 15 |
| **Private Services** | 45 |
| Minimum **Front Yard** (m) | 10 |
| Minimum **Rear Yard** (m) | 10 |
| Minimum **Exterior Side Yard** (m) | 10 |
| Minimum **Interior Side Yard** (m) | 6 |
| Minimum **Water Setback** (m) | 30 (1) |
| Maximum **Lot Coverage** | 40% |
| Maximum **Building Height** (m) | 11 |
| Minimum **Landscaped Open Space** | 30% |
| Required **planting strip** abutting a **street line** (width in m) | 3 |
| Required **planting strip** on any **interior side lot line** or **rear lot line** abutting a Residential **zone** or Environmental Protection and Open Space **zone** (width in m) | 4.5 |

**Notes**

1. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

# 12.0 Future Development Zone

## 12.1 List of Future Use Zones

The provisions of Section 4 of this By-law should be consulted alongside the provisions of this Section.

For convenience, Table 12-1 lists the Future Development **zones** established in Section 2 of this By-law.

**Table 12-1: List of Future Development Zones**

| Zone Name | Zone Symbol |
|---|---|
| Future Development | FD |

## 12.2 Permitted Uses in the Future Development Zone

No **person** shall **use** any **lot**, **building** or **structure** for any purpose except for one or more of the **uses** as permitted in accordance with Table 12-2. Permitted **uses** are denoted by the symbol "✓" in the column applicable to that **zone** and corresponding with the row for a permitted **use** in Table 11-2.

Where the symbol "E" is shown in Table 12-2, the **use** shall only be permitted on that portion of a **lot** in the corresponding **zone** if the **use** was legally **existing** and **used** on the **lot** on the effective date of this By-law.

**Table 12-2: Permitted Uses in the Future Development Zone**

| Permitted Use | Zone |
|---|---|
| | FD |
| **Agriculture**, excluding **livestock facilities** | ✓ |
| **Conservation Use** | ✓ |
| **Single Detached Dwelling** | ✓ |
| **SPECIFIED ACCESSORY USES** | **Subject to the provisions of Section 4.0.** |
| **Bed and Breakfast** | ✓ |
| **Farm Produce Outlet** | ✓ |
| **Home Industry** | ✓ |
| **Home Occupation** | ✓ |
| **Outside Storage** | E |
| **Shipping Container** | E |

## 12.3 Lot and Building Requirements in the Future Development Zone

No **person** shall within the Future Development **zone use** any **lot**, or **erect**, **alter**, or **use** any **building** or **structure** except in accordance with Table 12-3.

**Table 12-3: Lot and Building Requirements in the Future Development Zone**

| Standard | Zone |
|---|---|
| | FD |
| Minimum **Lot Area** ($m^2$) | As legally existing |
| Minimum **Lot Frontage** (m) | As legally existing |
| Minimum **Front Yard** (m) | 30 |
| Minimum **Rear Yard** (m) | 30 |
| Minimum **Exterior Side Yard** (m) | 15 |
| Minimum **Interior Side Yard** (m) | 9 |
| Minimum **Water Setback** (m) | 30 (1) |
| Maximum **Lot Coverage** | 20% |
| Maximum **Building Height** (m) | 11 |

**Notes**

1. The minimum **water setback** shall be subject to the provisions of Section 4.32.2.

# 13.0 Exception Zones

Where a **zone** symbol is followed by a hyphen and a number (e.g., HR1-1) on Schedule “A”, the number refers to an Exception Zone that applies to the lands within that **zone**. Certain lands may also be subject to holding provisions, which are denoted by an (H), as a suffix to the Exception Zone. Holding provisions are set out in the respective Exception Zone.

The provisions of this By-law are modified as set out in the Exception Zone. All other provisions of this By-law shall continue to apply, including the provisions of the parent **zone**.

## 13.1 1 (Eldon)

All provisions of the AG zone shall apply except that:

The removal of the holding symbol (H) shall be in accordance with the following:

The owner shall undertake a Stage III Archaeological Assessment to the satisfaction of the Ministry of Tourism, Culture and Sport.

The owner shall enter into a site plan agreement with the Municipality for any development on the property excluding a walking pathway with no motorized vehicles.

## 13.2 4 (Ops)

All provisions of the AR zone shall apply except that:

The permitted uses shall include a mini-storage unit.

The minimum front yard shall be 7.0 m.

The minimum rear yard shall be 7.0 m.

The minimum landscaping area shall be 17.3%.

The maximum lot coverage shall be 33.6%.

The minimum lot area shall be 3,000 sq. m.

## 13.3 8 (Ops)

All provisions of the AG zone shall apply except that:

The minimum required lot area shall be 32.0 ha.

## 13.4 9 (Ops)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a grain drying and storage facility.

A grain drying and storage facility means buildings or structures that use drying devices to reduce moisture content in grains and cereals that are also stored on site.

The location of a grain drying and storage facility is restricted to the area identified as Exception Zone 9.

The maximum total zone area is 5.80 ha.

A weigh scale associated with a grain drying and storage facility may be permitted outside of the zone area within the driveway access to the operation, and setback a minimum of 350.0 m from any public road.

## 13.5 11 (Ops)

All provisions of the AG zone shall apply except that:

The permitted use shall also include a boarding house for up to and including 9.0 persons.

## 13.6 12 (Ops)

All provisions of the AG zone shall apply except that:

The permitted use shall be limited to a:

Septic tank

Septic tank attenuation area

## 13.7 13 (Ops)

All provisions of the AG zone shall apply except that:

The minimum elevation of any openings in any habitable building shall be 0.5 m above the elevation of the road surface located closest to the proposed building.

## 13.8 14 (Ops)

All provisions of the OS zone shall apply except that:

Residential uses shall be prohibited

The permitted uses shall include a:

Cemetery

Place of worship

Funeral home

## 13.9 17 (Laxton)

All provisions of the AG zone shall apply except that:

A sport shooting facility and a private club accessory to a permitted use is a permitted use.

The removal of the (H) holding symbol shall be in accordance with the following:

The owner shall enter into a site plan agreement with the Municipality for any development related to the permitted uses.

## 13.10 18 (Eldon)

All provisions of the AG zone shall apply except that:

The permitted use shall be limited to off season storage of tourist trailers.

## 13.11 19 (Emily)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 4.0 ha.

The minimum lot frontage shall be 205.0 m.

## 13.12 20 (Fenelon)

ll provisions of the AG zone shall apply except that:

The minimum lot area shall be 18.0 ha.

## 13.13 21 (Verulam)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 19.0 ha.

The minimum lot frontage shall be 20.0 m.

## 13.14 22 (Eldon)

All provisions of the AG zone shall apply except that:

The permitted uses shall also include a public garage.

The minimum lot area shall be 16.5 ha.

The minimum front yard shall be 22.0 m.

The maximum floor area for a public garage shall be 125.0 m.

The minimum number of parking spaces shall be 4.

The minimum separation distance between a public garage and a dwelling on a separate lot shall be 90.0 m.

Outdoor storage shall be located in the rear yard only.

The maximum building height shall be 11.0 m.

All motor vehicles on site shall be licenced and no vehicles shall be kept for the purpose of salvage.

## 13.15 23 (Emily)

All provisions of the AG zone shall apply except that:

The permitted use shall include a tack shop.

The minimum lot area shall be 4.0 ha.

The minimum lot frontage shall be 75.0 m.

The minimum front yard shall be 15.0 m.

The maximum floor area for retail sales shall be 90.0 sq. m.

## 13.16 24 (Verulam)

All provisions of the AG or FD zones shall apply except that:

The minimum lot area shall be 15.0 ha.

The minimum lot frontage shall be 60.0 m.

The minimum setback between a livestock structure and a lot zoned or used for residential purposes shall be 70.0 m.

The only structures for housing livestock shall be two chicken coups with a maximum total floor area of 80.0 sq. m. and the existing barn, except that the barn may be replaced provided no exterior dimension is increased.

The maximum animal housing capacity, of the existing barn, shall not exceed the existing 52 beef cows or an equivalent number of animal units as determined by the Province of Ontario Minimum Distance Separation Formula, with the exception of mink, fox, caged layers, feeder hogs, sows/boars/weaners and white veal which shall not be permitted.

## 13.17 25 (Eldon)

All provisions of the AG zone shall apply except that:

The permitted uses shall also include a:

Septage disposal site

Wood recycling depot

## 13.18 26 (Emily)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 15.0 ha.

The minimum lot frontage shall be 15.0 m.

The minimum setback from the EP zone shall be 10.0 m.

The minimum setback from the rear lot line of an abutting lot shall be 10.0 m.

## 13.19 27 (Fenelon)

All provisions of the AG zone shall apply except that:

The permitted uses shall also include not more than five single detached dwellings.

## 13.20 28 (Verulam)

All provisions of the AG zone shall apply except that:

The permitted uses shall also include a:

Body shop

Motor vehicle repair shop

Accessory motor vehicle sale

The maximum combined floor area for a body shop, motor vehicle repair shop and motor vehicle sales office shall be 235.0 sq. m.

No building, or parking area associated with a motor vehicle repair shop or body shop shall be located more than 140.0 m. from the front lot line.

The maximum number of motor vehicles for retail sales shall be 10.

The maximum number of motor vehicles for unlicensed or derelict vehicles shall be 10.

The maximum number of motor vehicles for all uses combined shall be 30.

The minimum front yard for buildings and parking areas shall be 30.0 m.

The minimum south side yard for buildings and parking areas shall be 60.0 m.

An unsafe vehicle shall only be stored in a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.

For the purpose of determining lot area, lot frontage and the number of permitted uses, the entire property within the AG and AG-28 zones shall be considered one lot.

Other than maintaining the existing driveway at a width of 10.0 m, a buffer area 60.0 m. wide shall be maintained along the south lot line for a distance of 140.0 m from the southwest corner. Within the buffer area all existing vegetation shall be maintained so as to provide a visual barrier with vegetation and tree removal only carried out insofar as necessary to maintain the vegetation in the buffer in a healthy and safe condition and at its present density.

A “derelict vehicle” shall be a vehicle that is stored for the purpose of parts recovery which is comprised of assembled and attached parts consisting of not less than 50% of the original vehicle by volume and shall not constitute an unsafe vehicle.

An “unsafe vehicle” shall be a vehicle which is leaking gas, oils, lubricants, antifreeze or cleaning agents by virtue of a puncture, failed seal, removed parts or a corroded container or tank.

## 13.21 30 (Emily)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a custom workshop for manufacturing wood carvings and wood sculptures.

The maximum gross floor area shall be 325.0 sq. m.

The minimum front yard shall be 180.0 m.

The minimum rear yard shall be 60.0 m.

The minimum side yard shall be 60.0 m.

## 13.22 31 (Verulam)

All provisions of the AG zone shall apply except that:

An existing barn within 50.0 m of a lot used for residential purposes shall only be used for the storage of farm equipment and animal feed, storage accessory to a residential use and/or the housing of a maximum of 3 horses and shall not be extended or enlarged for the purpose of housing any additional livestock or any other type of livestock or animal.

Any new building or structure for the housing of livestock shall be located not less than 130.0 m from a lot used for residential purposes or 135.0 m from a dwelling on a separate lot whichever is greater.

## 13.23 32 (Emily)

All provisions of the AG zone shall apply except that:

A residence located on a lot created by consent shall have a minimum front yard of 30.0 m.

## 13.24 33 (Fenelon)

All provisions of the AG zone shall apply except that:

A farm produce outlet may also sell seasonal farm produce grown off-site provided that such outlet and related outside display area shall not exceed 37.16 sq. m.

## 13.25 34 (Mariposa)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 32.0 ha.

## 13.26 35 (Verulam)

All provisions of the AG zone shall apply except that:

The minimum setback between a livestock building and manure storage facility, and a dwelling on a separate lot shall be 300.0 m.

## 13.27 37 (Emily)

All provisions of the AG zone shall apply except that:

The maximum number of lots shall be 2.0.

The minimum lot area for one lot shall be 4.5 ha, for the other lot 13.0 ha.

The minimum lot frontage shall be 160 m.

The lot line abutting County Road 10 shall be the front lot line.

## 13.28 38 (Mariposa)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 9.0 ha.

The minimum lot frontage shall be 90.0 m

## 13.29 39 (Eldon)

All provisions of the FD zone shall apply except that:

The minimum lot area shall be 4.0 ha.

The minimum lot frontage shall be 20.0 m.

The minimum interior north side yard shall be 27.5 m.

## 13.30 40 (Emily)

All provisions of the AG zone shall apply except that:

An entrance for a gravel pit is also permitted.

## 13.31 43 (Emily)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 15.0 ha.

The minimum lot frontage shall be 100.0 m.

## 13.32 44 (Fenelon)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a kennel accessory to the existing residential use containing no more than eight dogs and shall only operate from the existing residential dwelling.

## 13.33 45 (Emily)

All provisions of the AG zone shall apply except that:

The permitted uses shall be limited to a:

Agricultural uses

Farm equipment repair shop or a motor vehicle repair shop which includes the repair of commercial vehicles

Except for purposes of determining lot coverage, and permitted uses, land zoned AG-45 shall not be considered a separate lot.

The maximum lot coverage for a repair shop shall be 200.0 sq. m.

The maximum parking spaces for commercial or farm equipment shall be 5.0.

The maximum parking spaces for unlicensed or derelict vehicles shall be 2.0.

The maximum total number of parking spaces shall be 15.0.

Vehicles shall only be stored or parked in the allotted parking spaces.

Vehicles that are leaking gas, oils, lubricants, antifreeze or cleaning fluids by virtue of a puncture, failed seal, removed parts or a corroded container or tank shall only be stored in

a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.

## 13.34 47 (Emily)

All provisions of the AG zone shall apply except that:

No building or structure shall be erected other than sound attenuation or visual barriers erected in conjunction with a sand and gravel pit operation.

## 13.35 49 (Emily)

All provisions of the AG zone shall apply except that:

A garden suite is also a permitted as a temporary use.

The minimum lot area shall be 40.0 ha.

## 13.36 50 (Fenelon)

All provisions of the AG zone shall apply except that:

The permitted uses shall be limited to a single detached dwelling and accessory uses.

## 13.37 52 (Emily)

All provisions of the AG zone shall apply except that:

No buildings or structures shall be erected.

## 13.38 53 (Fenelon)

All provisions of the FD zone shall apply except that:

The minimum lot area shall be 4.0 ha.

The minimum lot frontage shall be 100.0 m.

## 13.39 54 (Verulam)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 10.0 ha.

## 13.40 56 (Eldon)

All provisions of the AG zone shall apply except that:

The permitted use shall be limited to a single detached dwelling and accessory uses.

The minimum lot area shall be 16.0 ha.

The minimum lot frontage shall be 160.0 m.

## 13.41 62 (Emily)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 44.0 ha.

The minimum lot frontage shall be 732.0 m.

No land shall be severed from the land as it existed on April 14, 2003.

## 13.42 64 (Emily)

All provisions of the AG zone shall apply except that:

A maximum of 1.0 dwelling unit per lot is permitted.

## 13.43 65 (Mariposa)

All provisions of the AG or FD zones shall apply except that:

The minimum lot area shall be 34.0 ha.

## 13.44 66 (Eldon)

All provisions of the AG or FD zones shall apply except that:

The minimum lot area shall be 16.0 ha.

The minimum lot frontage shall be 160.0 m.

## 13.45 67 (Emily)

All provisions of the AG zone shall apply except that:

The permitted uses shall be limited to :

Agricultural or forestry uses

A golf course and/or a golf driving range

## 13.46 68 (Fenelon)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 6.0 ha.

The minimum lot frontage shall be 160.0 m.

## 13.47 69 (Verulam)

All provisions of the AG zone shall apply except that:

The minimum lot area requirement shall be 19.0 ha.

## 13.48 70 (Emily)

All provisions of the AG zone shall apply except that:

The permitted uses shall include:

A woodworking shop for the manufacture of furniture and other wood products.

Limited ancillary retail sales of the products produced on the property.

The maximum floor area for the woodworking shop shall be 375.0 sq. m.

The maximum number of storeys shall be one (1).

Floodlighting is not permitted to be attached to and/or illuminate the building exterior.

The total number of required parking spaces for the woodworking shop use is seven (7). One (1) of the seven (7) parking spaces must be a barrier-free parking space.

The barrier-free parking space and the pathway leading from the barrier-free parking space to the main door shall be a hard surface in the form of either asphalt or concrete.

The woodworking shop use shall be subject to the loading space requirements of this By-law.

Outdoor storage and display is prohibited.

## 13.49 71 (Eldon)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 16.0 ha.

The minimum lot frontage shall be 175.0 m.

## 13.50 72 (Emily)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 20.0 ha.

## 13.51 73 (Verulam)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 16.0 ha.

The minimum lot frontage shall be 120.0 m.

## 13.52 74 (Eldon)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 19.0 ha.

## 13.53 75 (Emily)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a:

Indoor storage of trailers

Tourist trailers

Camper trailers

Boats and motorized snow vehicles in no more than three buildings

The minimum lot area shall be 3.8 ha.

The maximum storage building gross floor area shall be 1,400 sq. m.

## 13.54 76 (Fenelon)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a honey processing and packaging facility including accessory retail sales of honey.

The minimum front yard shall be 15.0 m.

The minimum side yard shall be 6.0 m.

The minimum parking spaces shall be one per 30.0 sq. m.

The minimum number of loading spaces shall be one

Outdoor storage of equipment or materials shall be located in the rear yard in one contiguous area which does not exceed 3.0% of the lot area.

## 13.55 77 (Emily)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 11.0 ha.

The minimum lot frontage shall be 90.0 m.

## 13.56 78 (Verulam)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a custom woodworking or carpentry shop.

The minimum lot area shall be 20.0 ha.

The minimum side yard for a woodworking or carpentry shop shall be 28.0 m.

The minimum separation distance between a woodworking or carpentry shop and a dwelling unit on a separate lot shall be 90.0 m.

The maximum floor area for a woodworking or carpentry shop shall be 350.0 sq. m.

A treed planting strip consistent with the provisions of section 5.15 shall be maintained along any portion of the southern lot line within 45.0 m of a woodworking or carpentry shop.

## 13.57 79 (Eldon)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a kennel.

No dog kennel shall be located within 200.0 m of an existing dwelling unit except that a dwelling unit on the same lot as the dog kennel is exempt from this provision.

## 13.58 80 (Fenelon)

All provisions of the AG zone shall apply except that:

The following uses shall be permitted:

Driving range

Mini-golf facility

A snack bar accessory to the uses in clauses 'a)' and 'b)' above

The minimum setback for a driving range tee off site shall be 60.0 m.

No mini-golf facility, parking area, or accessory building shall be located within 100.0 m of the northern property boundary.

The maximum lot coverage for a mini golf facility shall be 4,000 sq. m.

The maximum floor area for a snack bar shall be 25.0 sq. m.

In addition to existing buildings or structures, the maximum floor area for buildings used in conjunction with a driving range or mini-golf facility and/or a driving range shall be 100.0 sq. m.

The minimum number of parking spaces shall be:

For a driving range: one per tee-off site.

For a mini-golf facility: one per hole.

Notwithstanding clauses "a" and "b" the minimum number of parking spaces shall be 15.

Half of all parking spaces in excess of 20 spaces may be provided in a grass covered overflow parking area.

For the purpose of this exception zone, a snack bar means a building, structure or part thereof, wherein prepackaged convenience or confection food is retailed, and which may also involve the preparation and sale of convenience foods such as soup, sandwiches, hamburgers, french fries, muffins and donuts.

## 13.59 81 (Verulam)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 20.0 ha.

The minimum lot frontage shall be 155.0 m.

The minimum side yard shall be 6.0 m.

The permitted use shall be limited to a truck and commercial vehicle repair shop.

The minimum front yard shall be 100.0 m.

The minimum distance to a dwelling unit on a separate lot shall be 90.0 m.

The maximum floor area shall be 110.0 sq. m.

Outdoor storage shall be located in the rear yard immediately adjacent to the shop.

The maximum area for outdoor storage shall be 200.0 sq. m.

The maximum number of outdoor parking spaces for trucks or commercial vehicles shall be four.

All trucks and commercial vehicles on site shall be licenced and no such vehicle shall be kept for the purpose of salvage.

A planting strip shall be maintained along any portion of the southern lot line within 45.0 m of the shop.

## 13.60 83 (Emily)

All provisions of the AG zone shall apply except that:

A sawmill and an associated open storage area shall be permitted.

The minimum lot area shall be 10.0 ha.

The minimum lot frontage shall be 95.0 m.

The maximum floor area for all buildings used in the sawmill operation shall be 850.0 sq. m.

The maximum area for outdoor storage shall be 1.0 ha.

The minimum setback between a sawmill, storage buildings or an outdoor storage area and a dwelling unit on an abutting lot shall be 90 m.

An outdoor storage area may only be located in a rear yard or side yard but shall not be closer than 140.0 m to the front lot line, 5.0 m to an EP Zone or 100.0 m to the northern side lot line.

Any outdoor storage area shall be enclosed by an opaque fence or a landscaped buffer.

## 13.61 84 (Fenelon)

All provisions of the AG zone shall apply except that:

The following uses shall be permitted:

Agricultural education centre

Accessory buildings and structures, which may include greenhouses, demonstration structures for alternative

building techniques, and additional training and boarding facilities

The minimum lot frontage shall be 190.0 m.

The minimum lot area shall be 19.0 ha.

No agricultural education facility, or accessory building shall be located within 65.0 m of front lot line.

The maximum floor area for an agricultural education centre shall be 400.0 sq. m.

The minimum number of parking spaces for an agricultural education centre shall be 30.

For the purpose of this exception zone, an agricultural education centre means a building, structure or part thereof, wherein meeting rooms; workshop areas; housing for participants and students together with related service facilities (washrooms, kitchen and dining area); associated staff quarters; an office and information centre; and library are located, for the purposes of providing training in organic agricultural methods and technologies and in the production of value-added agricultural products. The centre shall be secondary to the main agricultural use on the subject property.

A landscaped buffer not less than 6.0 m in width, which provides high level and low level visual screening and consisting of both evergreen and deciduous species shall be provided and maintained in a healthy condition between the agricultural education centre, accessory buildings and parking areas and any abutting residential uses. This buffer may include existing vegetation.

Any additional boarding facilities, constructed as accessory buildings to the main agricultural education centre, shall be constructed only where it has been demonstrated that the approvals for additional private servicing have been filed with the municipality. Additional parking spaces shall be provided at a rate of one per guest room.

## 13.62 87 (Emily)

All provisions of the AG zone shall apply except that:

Existing buildings shall not be used for the keeping of livestock or animal husbandry.

The minimum lot area shall be 19.0 ha.

## 13.63 88 (Manvers)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 18.0 ha.

The maximum number of dwelling units shall be 1.0.

The minimum setback from a building housing livestock located on a separate lot shall be 140.0 m.

Existing non-residential buildings located within 140.0 m. of a residence on a separate lot shall not be used to house livestock.

## 13.64 89 (Manvers)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 24.0 ha.

The minimum lot frontage shall be 80.0 m.

## 13.65 90 (Manvers)

All provisions of the AG zone shall apply except that:

A septage disposal site shall be a permitted use.

## 13.66 91 (Manvers)

All provisions of the AG zone shall apply except that:

The permitted uses shall be limited to the following:

Agricultural use

Riding school and/or boarding stable

Home occupation

Single detached dwelling

The minimum lot area shall be 4.0 ha.

The minimum rear yard for a dwelling unit shall be 6.0 m.

## 13.67 94 (Manvers)

All provisions of the AG zone shall apply except that:

The permitted uses shall be limited to the following:

A communications tower, together with an accessory building for the storage of equipment and a vehicle; and

Agricultural uses, excluding any buildings or structures intended for human habitation.

The minimum lot area shall be 7.0 ha.

The minimum lot frontage shall be 44.0 m.

No dwelling units shall be permitted.

The minimum setback from all property boundaries for the accessory building intended for the storage of equipment and a vehicle shall be 10.0 m.

## 13.68 96 (Manvers)

All provisions of the AG zone shall apply except that:

The minimum setback between a building used to house or accommodate livestock and a lot in a residential zone or a dwelling on a separate lot shall be 300.0 m.

## 13.69 97 (Manvers)

All provisions of the AG zone shall apply except that:

The minimum lot frontage shall be 150.0 m.

The minimum setback between a new building used for, or designed to accommodate livestock, or a manure storage facility and a dwelling on a separate lot shall be 300.0 m.

## 13.70 99 (Manvers)

All provisions of the FD zone shall apply except that:

The minimum lot area shall be 1.87 ha.

The minimum lot frontage shall be 494.0 m.

## 13.71 102 (Manvers)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 25.8 ha.

## 13.72 103 (Manvers)

All provisions of the AG zone shall apply except that:

A garden suite shall be a permitted use.

A garden suite shall be located in a side or read yard and shall be connected to the existing water supply system serving the principal dwelling and shall not exceed a gross floor area of 70 sq. m. and shall be permitted for a period of twelve years commencing on the date this By-law is in effect (Expires May 13, 2026).

## 13.73 104 (Manvers)

All provisions of the AG zone shall apply except that:

1) The minimum lot frontage shall be 220.0 m.

The minimum lot area shall be 18. ha.

The minimum front yard shall be 75.0 m.

The minimum setback for any building or structure from the EP-429 Zone shall be 5.0 m.

## 13.74 107 (Manvers)

All provisions of the AG zone shall apply except that:

The minimum setback from the EP-429 Zone for any building or structure shall be 5.0 m.

## 13.75 111 (Mariposa)

All provisions of the AR zone shall apply except that:

An abattoir shall be a permitted use.

The minimum interior side yard shall be 15.0 m.

The minimum rear yard shall be 15.0 m

The minimum setback from an existing residential use on an abutting lot shall be 150.0 m

The minimum setback from a residential zone shall be 140.0 m.

## 13.76 112 (Emily)

All provisions of the AR zone shall apply except that:

The permitted uses shall be limited to the following:

Single detached dwelling

Accessory buildings and structures

Retail sales which shall only be permitted within accessory structures existing as of the date of passing of this by-law, and such use shall not exceed 111.5 sq. m.

The minimum lot area shall be 0.4 ha.

The minimum lot frontage shall be 52.0 m.

## 13.77 113 (Manvers)

All provisions of the AR zone shall apply except that:

No more than one of the following uses may be permitted:

Animal clinic

Auction or sale barn

Farm and heavy equipment sales and service

Heavy truck service and repair, excluding body repair or paint shop

Landscaping or excavating business

Nursery or commercial greenhouse

Taxidermy

The minimum lot area shall be 2500.0 sq. m..

The minimum lot frontage shall be 30.0 m.

## 13.78 116 (Ops)

All provisions of the AR zone shall apply except that:

The permitted uses shall include a:

Accessory dwelling unit

Animal hospital

Auction barn

Commercial greenhouse

Nursery

Nursery sales and supply establishment.

The minimum lot area shall be 3.5 ha.

The minimum lot frontage shall be 75.0 m.

## 13.79 117 (Ops)

All provisions of the AR zone shall apply except that:

The permitted uses shall include a commercial hydroponic/greenhouse.

The minimum front yard shall be 13.7 m.

## 13.80 118 (Ops)

All provisions of the AR zone shall apply except that:

Residential uses shall be prohibited.

The permitted uses shall include a seed storage building.

The minimum lot area shall be 3.5 ha.

The minimum lot frontage shall be 75.0 m.

The minimum lot depth shall be 330.0 m.

## 13.81 119 (Ops)

All provisions of the AR zone shall apply except that:

Residential uses shall be prohibited.

The permitted uses shall include a:

Building for the curing and storage of peat moss

Building for the storage and repair of peat moss harvesting equipment

Office accessory to an AR-119 use

Open storage area accessory to an AR-119 use

Peat moss harvesting establishment

The maximum building area shall be 1.2%.

The minimum front yard shall be 29.0 m.

The minimum rear yard shall be 40.0 m.

The minimum side yard shall be 244.0 m.

The maximum building height shall be 6.0 m.

The minimum landscape buffer shall be a height of 7.0 m.

The minimum landscape buffer depth shall be 15.0 m inside, except for a frontage of 12.0 m abutting Highway 35 which will be used for access onto the land.

Where the tree and shrub cover is removed, it shall be subsequently replanted so that a buffer with a height of 2.0 m and a depth of 15.0 m is achieved within three years.

## 13.82 120 (Ops)

All provisions of the AR zone shall apply except that:

Residential uses shall be prohibited.

The permitted uses shall include a honey and maple syrup processing and packaging plant.

The minimum lot frontage shall be 200.0 m.

The minimum lot area shall be 1.5 ha.

The minimum gross floor area shall be 8.0 sq. m.

## 13.83 123 (Ops)

All provisions of the AR zone shall apply except that:

Residential uses shall be prohibited.

The permitted uses shall include a business, professional or administrative office.

## 13.84 124 (Ops)

All provisions of the AR zone shall apply except that:

Residential uses shall be prohibited.

The permitted uses shall include a:

Fairground and exhibition, defined as a use of land devoted to: cultural events & exhibitions; entertainment events; exhibitions of agricultural products; agricultural equipment; motor vehicles; domestic pets; livestock; recreational equipment; recreational vehicles; fair & festival event; auctions of agricultural products & equipment; community based, volunteer, public non-profit agency events; craft shows; dances accessory to on-going permitted use; entertainment – outdoor concert theatre events; farmers' market; liquidation sales – each sale event shall not exceed

three consecutive days and such sale events shall not exceed a total of 12 days in each calendar year; sporting events – any sports; storage, indoor & outdoor, of agricultural implements and products, motor vehicles & recreational vehicles trade shows – any commercial, industrial, institutional or residential products or combination of such products

Camping, camping cabins and a tourist camp

The removal of the (H) Holding Symbol shall be considered by Council once the owner has entered into a site plan agreement which demonstrates access to the satisfaction of the City of Kawartha Lakes and the Kawartha Region Conservation Authority.

## 13.85 125 (Ops)

All provisions of the CG zone shall apply except that:

The land shall only be used for existing uses and the expansion of those uses as of the date of adoption of this By-law.

## 13.86 127 (Eldon)

All provisions of the CG zone shall apply except that:

The permitted uses shall be limited to retail sales.

The minimum lot area shall be 3600.0 sq. m.

The minimum lot frontage shall be 36.5 m.

The minimum front yard shall be 2.0 m.

The minimum interior side yard shall be 3.0 m.

The minimum exterior yard shall be 2.0 m.

The minimum rear yard shall be 9.0 m.

The maximum lot coverage shall be 30%.

The maximum building height shall be 11.0 m.

The minimum width of a landscaped buffer shall be 3.0 m along the eastern and southern lot lines, where the CG-127 Zone

abuts the residential zone. The landscaped buffer shall provide high- and low-level visual screening.

The existing tree cover along the easterly, westerly and southerly lot lines shall be maintained as a buffer between the existing residential uses and the retail commercial use.

## 13.87 129 (Laxton)

All provisions of the CG zone shall apply except that:

A restaurant or service station shall be prohibited

The permitted uses shall include the retail sale of firewood.

The sale and storage of firewood is permitted in the rear yard only.

## 13.88 131 (Fenelon)

All provisions of the CG zone shall apply except that:

The permitted uses shall include a:

One dwelling unit

Motel containing a maximum of three units

Maximum of three commercial suites which may be a retail store, service shop, restaurant or an art, craft, or antique store

The minimum lot area shall be 3,000 sq. m.

The minimum lot frontage shall be 45.0 m.

The minimum front yard shall be 11.5 m.

The minimum interior side yard shall be 2.0 m.

The minimum exterior side yard shall be 11.5 m.

The minimum rear yard shall be 4.0 m.

## 13.89 136 (Bexley)

All provisions of the CG zone shall apply except that:

The minimum lot area shall be 7,500 sq. m.

The minimum lot frontage shall be 80.0 m.

Parts 2 and 3, Registered Reference Plan 57R-2291 shall be considered one lot.

## 13.90 137 (Eldon)

All provisions of the CG zone shall apply except that:

The minimum height of the landscaped buffer along the northern property line with an opaque fence shall be 1.8 m.

The minimum height of the landscaped buffer along the eastern and southern property lines with a coniferous hedge or opaque fence shall be 1.80 m.

## 13.91 139 (Mariposa)

All provisions of the CG zone shall apply except that:

The minimum lot area shall be 1,820 sq. m.

The minimum lot frontage shall be 30.0 m.

The minimum front yard (existing buildings only) shall be 0.0 m.

The minimum rear yard (existing buildings only) shall be 0.0 m.

## 13.92 140 (Fenelon)

All provisions of the CG zone shall apply except that:

A single detached dwelling and a motor vehicle sales establishment shall be a permitted use.

## 13.93 142 (Somerville)

All provisions of the CG zone shall apply except that:

The permitted use shall be limited to a:

Business or professional office

One dwelling unit

The minimum lot area shall be 550.0 sq. m.

The minimum rear yard shall be 1.7 m.

The maximum lot coverage shall be 22%.

The minimum side yard abutting a residential zone shall be 4.0 m.

## 13.94 143 (Mariposa)

All provisions of the CG zone shall apply except that:

The permitted uses shall include warehousing with no outside storage.

## 13.95 147 (Manvers)

All provisions of the CG zone shall apply except that:

The permitted uses shall be limited to:

Art or antique shop

Art studio

Business or professional office

Medical clinic

Museum or library

Retail store, service shop, personal service and repair shop

Sign shop

Dwelling unit

Accessory uses, parking, etc.

## 13.96 148 (Eldon)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Garden and nursery supply outlet

Drive-in restaurant

Dwelling unit

## 13.97 150 (Fenelon)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Motor vehicles service station

Motor vehicle sales establishment

Restaurant

Retail sale of agricultural products including farm produce

The minimum lot area shall be 4,500 sq. m.

The minimum lot frontage shall be 110.0 m.

The minimum interior side yard shall be 18.0 m.

The minimum exterior side yard shall be 18.0 m.

The minimum rear yard shall be 8.0 m.

The maximum lot coverage shall be 10%.

The minimum width of a landscaped buffer provided and maintained in the side and rear yards shall be 3.0 m.

## 13.98 152 (Carden)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to one of the following retail sales and service uses in conjunction with a single detached dwelling:

Art and craft objects and antiques

Furniture, lamps, and mirrors

Sporting goods

Garden and nursery supplies

## 13.99 153 (Somerville)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to a:

Drive-in restaurant

Dwelling unit accessory to the permitted commercial use

The minimum lot area shall be 1.0 m.

The maximum gross floor area for commercial uses shall be 95.0 sq. m.

## 13.100 154 (Emily)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Motor vehicle repair shop in a wholly enclosed building

Detached dwelling accessory to the motor vehicle repair shop

Motor vehicle sales accessory to the motor vehicle repair shop

Dry land marina, with an outdoor storage and display area

The minimum lot area shall be 1.03 ha.

The minimum lot frontage shall be 111.0 m.

The minimum front yard requirement shall be 30.0 m.

The maximum commercial floor area shall be 446.0 sq. m.

The maximum dwelling unit gross floor area shall be 263.0 sq. m.

The maximum motor vehicle sales display area shall be 180.0 sq. m.

The minimum landscaped buffer width shall be 3.0 m.

There shall be no outdoor storage/display of parts, nor motor vehicles not certified by MTO.

The maximum number of motor vehicles licensed and/or certified by MTO displayed for sale at one time shall be ten.

The maximum outdoor storage/display area for a dry land marina shall be 180.0 sq. m.

## 13.101 155 (Fenelon)

All provisions of the CA zone shall apply except that:

The following uses shall be permitted:

Motor vehicles sales establishments

Tourist information centre

The permitted uses shall include retail sales within wholly enclosed buildings of the following:

Major electrical appliances

Art and craft objects and antiques

Broadloom and draperies

Furniture, lamps, and mirrors

Gymnasium equipment and sporting goods

The permitted uses shall include retail sales of the following where outdoor storage and display is permitted:

Motor vehicles, trailers, motorized snow vehicles, boats and accessories

Equipment and machinery for farming

Lumber and building supplies

Home improvement supply outlet

The minimum lot area shall be 3,000 sq. m.

The minimum lot frontage shall be 45.0 m.

The minimum front yard shall be 6.0 m.

The minimum side yard shall be 12.0 m.

The minimum rear yard shall be 12.0 m.

The maximum height shall be 11.0 m.

The maximum lot coverage shall be 30%.

## 13.102 156 (Fenelon)

All provisions of the CA zone shall apply except that:

The following uses shall be permitted:

Motor vehicle service station

Motor vehicle sales establishment

Restaurant

Small engine repair shop

Motor vehicle and marine parts sales

The minimum lot area shall be 3,000 sq. m.

The minimum lot frontage shall be 85.0 m.

## 13.103 159 (Fenelon)

All provisions of the CH zone shall apply except that:

The permitted uses shall include a retail sales establishment within a wholly enclosed building for one of the following uses:

Furniture and home decorating supplies

Major appliances

Arts, crafts, and antiques

Retail sales establishment, with outside display and storage, for recreational equipment, exclusive of any vehicle or equipment

One dwelling unit in a building containing another permitted use

The minimum lot frontage shall be 12.0 m.

The maximum lot coverage for outdoor storage and display shall be 10%.

An outdoor storage area may be enclosed with an opaque fence which provides a visual screen to a height of 2.0 m, but the width of the planting strip area at the property boundary, as specified under Table 8-3, shall continue to apply.

The existing building shall retain its non-complying status with respect to the new use and shall be subject to the provisions of this By-law. There shall be no more than one outdoor storage area which shall be one contiguous area with clearly visible boundaries as identified through the use of fencing or a change in landscaping treatment.

## 13.104 160 (Fenelon)

All provisions of the CA zone shall apply except that:

The permitted uses shall include a:

Self-service storage facility

Fenced outside storage area

## 13.105 161 (Fenelon)

All provisions of the CH zone shall apply except that:

The minimum lot areas shall be 2,200 sq. m.

The minimum front yard shall be 4.5 m.

The minimum exterior side yard shall be 7.0 m.

A minimum 0.5 m landscaping buffer shall be provided and maintained between any public street and parking or outside display areas.

## 13.106 162 (Fenelon)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Self-service storage facility

Fenced outdoor storage area

Single detached dwelling

The lands shall be subject to an approved site plan.

## 13.107 163 (Carden)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Mobile and on-site motor vehicle, marine and recreational vehicle service shop

Motorized snow vehicle sales and service

Sale of motor vehicle, marine, recreational vehicle and snow vehicle parts and accessories

Boat storage

Boat storage in the two existing barns located at the south end of the zoned land

All other uses listed above shall be restricted to the existing hobby barn/shop at the north end of the zoned land

There shall be no vehicular access permitted to County Road 6 abutting the existing barns.

Outside storage or display of equipment; goods or products being offered for sale or awaiting service shall be confined to a maximum area of 1000.0 sq. m located to the south-west of and adjacent to the existing hobby barn/shop

A fence shall be erected along the boundary of the CA-163 zone where it abuts the EP zone.

## 13.108 164 (Emily)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Motor vehicle repair shop

Retail sales in the form of a variety store not to exceed 110.0 sq. m

Tea room

One dwelling unit in a building containing one of the above noted uses

A small engine repair shop

A small engine repair shop means a wholly enclosed building where small engines, exclusive of motor vehicle engines and farm equipment are kept, stored and repaired for sale or remuneration and shall include, but is not restricted to such machinery as lawn mowers, chain saws, garden tractors, motorized snow vehicles and marine outboard motors.

## 13.109 165 (Verulam)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Automobile Service Station

Restaurant, including drive-in

Hotel, Motel, or Motor-Hotel

Retail sales with outdoor storage and display of automobiles, trailers, motorized snow vehicles, boats and farm equipment

The minimum lot area shall be 7,600 sq. m.

The minimum lot frontage shall be 115.0 m.

The minimum front, side and rear yards shall be 10.0 m.

The maximum height shall be 11.0 m.

The maximum lot coverage shall be 30 %.

For the purposes of this section, the front lot line shall be deemed to be the lot line which abuts the boundary road allowance between the Townships of Fenelon and Verulam.

## 13.110 166 (Bexley)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to a:

Personal service shop

Restaurant

Take-out restaurant

Retail sales establishment, within a wholly enclosed building for the sale of art and craft objects, antiques, and gift shop

Business or professional office

Tourist information centre

A drive-through shall not be permitted.

The maximum number of separate premises shall be four.

## 13.111 167 (Fenelon)

All provisions of the CH zone shall apply except that:

The permitted uses shall include a:

Hotel

Motel or motor hotel

The minimum lot area shall be 1.8 ha.

The minimum lot frontage shall be 115.0 m.

The minimum front yard shall be 15.0 m.

The minimum interior side yard shall be 15.0 m.

The minimum exterior side yard shall be 15.0 m.

The minimum rear yard shall be 15.0 m.

The maximum lot coverage shall be 5%.

For the purpose of the CH Zone, there shall be no more than one outdoor storage area which shall be one contiguous area with clearly visible boundaries as identified through the use of fencing or a change in landscaping treatment. An outdoor storage area shall be subject to all yard and setback provisions of the CH Zone.

## 13.112 168 (Somerville)

All provisions of the CH zone shall apply except that:

The minimum lot area shall be 2,000 sq. m.

The minimum lot frontage shall be 32.0 m.

## 13.113 169 (Fenlon)

All provisions of the CA zone shall apply except that:

The retail sale of art and craft objects and antiques within a dwelling unit shall be a permitted use.

## 13.114 170 (Verulam)

All provisions of the CA zone shall apply except that:

The following uses shall be permitted:

Single detached dwelling

Restaurant

Take-out restaurant

Contractor’s yard

Golf driving range and miniature golf course.

The minimum front yard depth shall be 24.0 m.

The minimum exterior side yard width shall be 40.0 m

For the golf driving range and miniature golf course use, a minimum of one parking space shall be provided per four persons design capacity of the establishment with a minimum of 20 parking spaces to be provided.

## 13.115 171 (Bexley)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to a:

Animal hospital or veterinary establishment where animals are kept within a wholly enclosed building.

Mini storage business

## 13.116 174 (Emily)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Commercial greenhouse

Farm produce outlet

Retail sales of the following: art and craft objects and antiques, farm equipment and machinery, furniture, lamps and mirrors, garden and nursery supplies

Restaurant and accessory food processing facility

Sales and service of recreational vehicles, camping trailers, all-terrain vehicles, snowmobiles, motor vehicles, marine watercraft and outboard motors and related accessories

Two bedroom dwelling unit in a building containing a non-residential permitted use

The maximum number of dwelling units shall be 2.0.

The minimum dwelling unit floor area shall be 80.0 sq. m.

The maximum dwelling unit floor area shall be 93.0 sq. m.

The minimum driveway width shall be 7.0 m.

## 13.117 175 (Verulam)

All provisions of the CA zone shall apply except that:

The following uses shall be permitted:

Automobile service station with no outdoor storage

Restaurant, including drive-in and take-out with no outdoor storage

Hotel, motel, or motor-hotel with no outdoor storage

Retail sales within a wholly enclosed building of art and craft objects and/or antiques and used furniture with no outdoor storage

Retail sales with outdoor display of automobiles, trailers, motorized snow vehicles, boats and farm equipment

The minimum lot area shall be 1.0 ha.

The minimum lot frontage shall be 167.5 m.

The minimum lot depth shall be 46.0 m.

The minimum front yard depth shall be 33.5 m.

The minimum exterior side yard shall be width 13.7 m.

The minimum distance between any portion of the gasoline pump island and any lot lines shall be 13.7 m.

No portion of any gasoline pump island shall be located closer than 13.7 m. to the sight triangle.

The minimum front, side and rear yards shall be 10.0 m.

The maximum height shall be 11.0 m.

The maximum lot coverage shall be 30%.

## 13.118 177 (Somerville)

All provisions of the CH zone shall apply except that:

The maximum number of uses shall be three.

The permitted uses shall include a flea market.

A flea market may also be a single vendor establishment. Notwithstanding the definition of "premises", all retail areas, spaces or stalls used as part of a "Flea Market" shall constitute one premises and shall be subject to the floor space limits set out below.

The maximum lot coverage for all buildings or structures shall be 800.0 sq. m.

The maximum area for enclosed temporary vendor spaces shall be 650.0 sq. m.

Only one retail area, space or stall in a flea market shall exceed 65.0 sq. m.

Each additional retail area, space or stall, in a wholly enclosed building, exceeding a floor area of 65.0 sq. m shall be deemed a separate premises.

The maximum unenclosed, temporary vendor spaces or stalls shall be 10.0 with a maximum stall area of 65.0 m.

A retail area, space or stall means an area in an enclosed building which is rented, leased or occupied for the purpose of selling goods or wares and which may be physically distinguished by walls, screens, curtains or signage.

A “temporary vendor space or stall" means an outdoor area, leased, rented or occupied, for the purpose of permitted retail sales, only on a weekend, statutory or civic holiday.

## 13.119 179 (Mariposa)

All provisions of the CA zone shall apply except that:

The following uses shall be limited to:

One single detached dwelling

Sales and service of motorized snow vehicles and all-terrain vehicles enclosed and unenclosed storage

Fencing business, enclosed and unenclosed storage

Motor vehicle sales establishment

Motor vehicle repair shop

The minimum lot area shall be 2.0 ha.

The minimum lot frontage shall be 95.0 m.

The minimum front yard depth shall be 30.0 m.

The minimum interior side yard shall be width 5.0 m.

The minimum exterior side yard shall be width 30.0 m.

The minimum rear yard shall be width 30.0 m.

The maximum height shall be 11.0 m.

The maximum lot coverage shall be 5%.

## 13.120 182 (Emily)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to a:

Indoor recreational establishment

Retail sales within a wholly enclosed building of art and craft objects, antiques, automobile, boat, camper, marine and trailer accessories, farm equipment and machinery

Retail sale, with outdoor storage and display, of farm equipment and machinery, garden and nursery supplies, lumber and home improvement supplies and motor vehicles

The retail sales and service of recreational vehicles including tourist trailers, mobile camper trailers, truck campers, motorized snow vehicles, boats and trailers

Tea room as an accessory use to an arts, crafts or antique sales shop

Motor vehicle repair services in a wholly enclosed building including a motor vehicle repair shop and a motor vehicle body shop and the retailing of motor vehicle parts in association with the repair shop and/or the body shop

Storage or warehousing accessory to the above permitted uses

The maximum lot coverage for buildings and structures shall be 950.0 sq. m of which no more than 50% may be used for retail commercial purposes and the remainder used for a permitted motor vehicle repair use or accessory storage.

A tea room may occupy no more than 10% of the floor area in any permitted retail use.

The maximum number of uses exclusive of accessory uses shall be four.

The maximum number of premises shall be four.

The minimum landscaped open space shall be 25%.

The maximum number of buildings shall be one.

There shall be no outdoor storage of motor vehicle parts.

A maximum of two wholly enclosed, transport trailers with valid licences, and which are road worthy may be parked in the rear yard for the temporary storage of motor vehicle parts.

Vehicles that are leaking gas, oils lubricants, anti-freeze or cleaning fluids by virtue of a puncture, failed seal, removed parts or a corroded container or tank shall only be stored or parked in a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.

The maximum lot coverage for a motor vehicle outdoor retail display area and/or a motor vehicle impound site shall be 335.0 sq. m.

A maximum of four unlicensed or derelict vehicles may be parked on site and shall be located in the rear yard.

Other than a motor vehicle outdoor retail display area or a motor vehicle impound lot, the maximum number of parking spaces on site shall be 60.0.

Other than a parking lot for retailing motor vehicles or a motor vehicle impound lot, vehicles shall only be stored on parked in the allotted parking spaces.

A motor vehicle impound lot shall not be located more than 25.0 m from the rear lot line and shall be enclosed with a fence, which, may extend to a maximum height of 3.0 m provided any portion more than 2.0 m in height shall be constructed of wire fence.

A vegetated buffer strip comprised of any combination of grass, trees or shrubs shall be provided along all side and rear lot lines and shall be a minimum of 3.0 m wide except that, where a lot line abuts the rear yard, it may be reduced to a width of 1.0 m. Except for a lot line that is approximately perpendicular to a residential lot line, all provisions of this By-law shall apply to any side lot line abutting or within 45.0 m of a lot used for residential purposes.

## 13.121 183 (Fenelon)

All provisions of the CH zone shall apply except that:

The permitted uses shall include a:

Restaurant

Hotel

Motel or motor hotel

A towing facility shall also be permitted but only on lands described as Part 3, 57R-6073 and municipally known as 317 Ranchers Road

The minimum lot area shall be 9,000 sq. m.

The minimum lot frontage shall be 72.5 m.

The minimum front yard shall be 15.0 m.

The minimum side yard shall be 7.6 m.

The minimum rear yard shall be 15.0 m.

The maximum lot coverage shall be 10%.

There shall be no more than one outdoor storage area per lot which shall be one contiguous area with clearly visible boundaries as identified through the use of fencing or a change in landscaping treatment. The provisions of this By-law, in respect of landscaping, shall apply to the CH-183 zone where it abuts land subject to a holding symbol.

An outdoor storage area shall be subject to all yard and setback provisions of the CH-183 Zone.

Land zoned CH-183 with a holding (H) symbol may be used for a tree or garden nursery with no buildings or structures.

On land zoned CH-183, the removal of the (H) Holding Symbol shall require that the owner enter into a site plan agreement with the City for any development on land zoned CH on lands described as Part 3, 57R-6073 and municipally known as 317 Ranchers Road.

## 13.122 185 (Emily)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Motor vehicle service station and motor vehicle fuel bar

Restaurant or drive in restaurant

Retail sale, within a wholly enclosed building, of art and craft objects, antiques, and garden and nursery supplies

Dwelling unit in a building containing another permitted use

Retail sale of convenience store type merchandise accessory to a motor vehicle service station or motor vehicle fuel bar

The minimum front yard shall be 6.0 m.

The minimum interior side yard shall be 50.0 m.

The minimum exterior side yard shall be 12.0 m.

The minimum rear yard shall be 105.0 m or in the alternative, a setback of 85.0 m from a barn on another lot whichever is less.

The maximum floor area for retail sale of convenience store type merchandise shall be 25.0 sq. m.

## 13.123 188 (Emily)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a:

Motor vehicle repair shop in a wholly enclosed building

Repair and service of recreational vehicles in a wholly enclosed building

Dwelling unit

## 13.124 189 (Verulam)

All provisions of the CA zone shall apply except that:

The permitted uses shall be limited to a motor vehicle repair shop and/or a farm machinery repair shop.

The minimum side yard shall be 6.0 m.

The minimum number of loading spaces shall be two. One loading space shall be located in a side yard and one service bay and entrance area for the Motor Vehicle Repair Shop, located in the front yard, may be used as the second loading space.

## 13.125 191 (Fenelon)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to:

Art, craft, gift, speciality or antique shop, boutique

Motor vehicle service station and motor vehicle gasoline bar

Field or district office for real estate or sale and distribution of promotional products

Furniture store patio, handcrafted or wicker furniture

Garden market

Photography studio

Recreational establishment

Rental business

Restaurant, drive in restaurant

Retail store with outdoor display for the sale and servicing of fishing, hunting, scuba or camping equipment and supplies, sporting goods, boats and marine products and accessories, motorized snow vehicles, motorcycles, nursery and landscaping supplies, speciality home improvement products, woodstoves, fireplaces and accessories

Service shop excluding a barber shop or hairdresser

Small goods distribution centre

Tourist information centre

The minimum lot area shall be 790.0 sq. m.

The minimum lot frontage shall be 35.0 m.

The minimum side yard shall be 5.0 m.

The minimum rear yard shall be 2.0 m.

## 13.126 193 (Manvers)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to a motor vehicle and farm machinery repair garage, the sale of used cars and trucks and a motor vehicle wrecking yard.

The minimum front yard shall be 51.0 m.

The minimum side yard shall be 15.0 m.

The minimum rear yard shall be 15.0 m.

The maximum floor area shall be 300 sq. m..

The maximum height shall be 9.0 m.

The wrecking yard must be set back 100.0 m from Highway 7A.

A berm or an unbroken planting strip shall be constructed or planted so that all motor vehicles that are not for sale or being actively repaired cannot be seen from inside a car from any public road.

The sale of used automobiles and trucks is permitted in the front yard provided that the vehicles are set back a minimum of 20.0 m from the road allowance.

## 13.127 194 (Manvers)

All provisions of the CA zone shall apply except that:

A convenience store shall be a permitted use.

## 13.128 196 (Dalton)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a trail camp containing a maximum of 59 camp lots and one single detached dwelling unit.

The minimum camp lot area shall be 220.0 sq. m.

The minimum camp lot frontage shall be 12.0 sq. m.

The minimum water setback shall be 30.0 m.

The minimum front yard shall be 15.0 m.

The minimum side yard shall be 30.0 m.

The minimum distance between trailers parked end to end shall be 3.0 m.

The minimum distance between trailers parked side to side or end shall be 6.0 m.

The minimum distance between trailers and trailer camp accessory buildings shall be 4.5 m.

The maximum number of trailers or tents per camp lot shall be one.

All required yards shall be left in a wooded condition.

The permitted single detached dwelling shall comply with the zone requirements of the RR2A zone.

## 13.129 197 (Emily)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a:

Convenience store

Dance and banquet hall

Restaurant

Single detached dwelling unit

Recreational establishment

The minimum lot area shall be 5.5 ha.

The minimum lot frontage shall be 166.0 m.

The minimum front yard shall be 150.0 m.

The minimum side yard shall be 25.0 m.

The minimum rear yard shall be 45.0 m.

The minimum gross floor area for a dwelling unit shall be 93.0 sq. m, other use no minimum.

The maximum lot coverage shall be 5%.

The maximum building height shall be 11.0 m.

The maximum density for residential uses shall be 93.0 sq. m. per lot.

The maximum density for all other uses shall be a floor area ratio of 0.10.

## 13.130 198 (Verulam)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a tourist camp or trailer camp.

The minimum lot size for a trailer camp site shall be 18.29 m by 15.24 m.

The minimum lot size for a trailer camp shall be 278.7 sq. m.

No trailer, camper or trailer camp lot shall be located closer than 60.0 m from the lot line abutting County Road Number 17, 25.9 m from the southern property line and 64.0 m from the easterly property line.

The maximum number of trailer sites to be located on land zoned CR-198 shall be 40.

## 13.131 199 (Bexley)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to:

One general store establishment providing mixed general retail sales

One accessory dwelling unit

## 13.132 200 (Fenelon)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to the parking of motor vehicles and enclosed or open boat storage facilities.

## 13.133 201 (Mariposa)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a golf course.

## 13.134 202 (Laxton)

All provisions of the CR zone shall apply except that:

The only permitted uses shall be a golf course and accessory uses which also include a single detached dwelling and a clubhouse with a restaurant.

## 13.135 203 (Verulam)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a:

Tourist camp or trailer camp

Tourist trailer sales establishment

Retail sale of propane accessory to another permitted use

Convenience store and/or snack bar accessory to another permitted use

The minimum lot area shall be 1.0 ha.

The minimum number of parking spaces for a tourist trailer sales establishment shall be one per 30.0 sq. m.

The minimum landscaped area shall be 15%.

The maximum lot coverage for all permanent buildings shall be 10%.

The maximum lot coverage for an outdoor display area shall be 20%.

The maximum lot coverage for an outdoor trailer storage area shall be 20%.

The maximum number of trailers or vehicles in a display area shall be 10.

An outdoor trailer storage area is only permitted in a side or rear yard within 100.0 m of the easterly side lot line.

The maximum floor area for a convenience store and/or snack bar shall be 115.0 sq. m.

A convenience store means a retail store supplying confectionery, prepackaged and canned foodstuffs, and daily household necessities to the seasonal residents of the trailer park.

A snack bar means a building, structure or part thereof, with a maximum seating capacity of 10, where convenience foods such as soup, sandwiches, hamburgers, french fries, donuts, muffins and tarts are prepared and sold.

A recreational vehicle sales establishment means a retail outlet for the sale of recreational vehicles and associated parts and accessories as well as the service, repair and storage of such recreational vehicles.

## 13.136 204 (Bexley)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a:

Miniature golf establishment

Go kart establishment

Snack bar

Single detached dwelling

Recreational motor vehicle driver training facility, consisting of classroom and outdoor practical instruction

Recreational motor vehicle sales and service establishment

A motor vehicle racing facility

A motor vehicle racing facility means a track licenced by the City and clubhouse facility, for club members-only, who may race road-registered, high performance vehicles to experience non-commercial driving conditions; with an emphasis on driver instruction and safety.

The minimum lot area shall be 12.5 ha.

The minimum rear yard shall be 25.0 m.

Setback between the all-terrain vehicle track and existing residential uses shall be 60.0 m.

No other building or structure or use is permitted within 50.0 m of an IX or AG zone or within 100.0 m of CR Zone with exception of washroom facilities, a parking area, spectator stands, a motor vehicle racetrack and trails.

On lands where the holding (H) symbol applies, a motor vehicle racing facility is not permitted until the following have been completed and the holding (H) symbol has been removed:

An acoustical study including a recommendation for the installation of monitoring real time data stream technology, has been approved by the City.

The owner has been issued a licence under By-law No. 2013-194.

A site plan in accordance with Section 41 of the Planning Act has been submitted and approved by the City.

A site plan agreement between the owner and the City has been executed and registered on title.

## 13.137 205 (Fenelon)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to the parking of motor vehicles and enclosed or open boat storage facilities.

Landscaping shall include existing trees and vegetation maintained as a buffer having a depth of 17.0 m in the front yard and 6.0 m in the easterly interior side yard save and except for one access driveway which shall not exceed a width of 10.0 m.

## 13.138 206 (Mariposa)

All provisions of the CR zone shall apply except that:

The following uses shall be limited to:

Golf course

Driving Range

Clubhouse

The maximum parking spaces provided per hole shall be eight.

## 13.139 207 (Verulam)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a tourist camp or trailer camp including park model trailers, one administration office building and one detached dwelling.

The minimum camp lot area shall be 8.0 ha.

The minimum front yard for administration building shall be 30.0 m.

The minimum front yard for residence shall be 7.5 m.

The minimum front yard for other uses shall be 100.0 m.

The minimum separation between a trailer camp lot and an existing residence on a separate lot shall be 100.0 m.

The maximum floor area for an administration office building shall be 46.0 sq. m

The provisions of the RR1B zone shall apply to the detached dwelling.

The maximum lot coverage for a single detached dwelling and associated accessory structures shall be 600.0 sq. m.

## 13.140 208 (Bexley)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a:

Accessory retail

Outdoor recreation establishment

Restaurant

Single detached dwelling

Group camping

The minimum interior side yard shall be 10.0 m.

A group camping area shall comply with the minimum yard requirements of the CR Zone.

The minimum front yard for a group camping area shall be 180.0 m.

Group camping means the use of the outdoor recreation establishment by groups or organizations such as scouts, guides, or charitable clubs, with not less than 30 people per group to a maximum total for all groups of 150 individuals for overnight camping in tents or on-site shelters but does not include a trailer park.

On-site shelter means a fully or partially enclosed, uninsulated structure which serves to protect people from the elements, on a temporary basis, and which features an uncovered or partially covered earth floor, and excludes any other use or structure defined herein.

## 13.141 209 (Fenelon)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a:

Convertible boat top and upholstering service shop

Associated boat storage

Two dwelling units

The minimum lot area shall be 3,500 sq. m.

The minimum lot frontage shall be 40.0 m.

The minimum interior side yard west side requirements shall be 6.0 m.

The minimum interior side yard east side requirements shall be 3.0 m.

The minimum water setback for convertible boat top and upholstery service shop shall be 0.0 m provided it is connected to a water supply system and waste disposal system.

## 13.142 210 (Fenelon)

All provisions of the CR zone shall apply except that:

The minimum lot frontage shall be 25.0 m.

The minimum front yard requirements shall be 15.0 m.

The minimum interior side yard requirements shall be 3.0 m.

The maximum lot coverage shall be 15%.

The shore lot line shall be the front lot line.

## 13.143 212 (Verulam)

All provisions of the CR zone shall apply except that:

The permitted use shall be limited to a:

Golf course

Clubhouse

Restaurant

Lodge

Single detached dwelling

Tennis courts

The maximum gross floor area for a clubhouse shall be 1,858 sq. m.

On land zoned CR-212(H1), the removal of the (H1) holding symbol shall be in accordance with the following:

The owner shall enter into a site plan agreement with the Municipality for any development.

The owner shall obtain a development permit from Kawartha Region Conservation Authority.

On land zoned CR-212(H2), the removal of the (H2) holding symbol shall be in accordance with the following:

The owners shall enter into a site plan agreement with the Municipality for any development.

Satisfactory completion of an environmental impact study for any development.

## 13.144 214 (Fenelon)

All provisions of the CR zone shall apply except that:

A real estate office shall be a permitted use.

## 13.145 215 (Manvers)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a:

Golf course and club

Dwelling unit

Ski facility

Accessory uses, such as a pro shop, snack bar, restaurant, and maintenance buildings

The minimum lot area shall be 56.0 ha.

The minimum setback for any structure from a publicly owned and maintained road allowance shall be 60.0 m.

The maximum lot coverage shall be 1,750 sq. m.

The minimum setback for an accessory structure from a publicly owned and maintained road allowance shall be 30.0 m.

A landscaped buffer, a minimum of 15.0 m in width, shall be provided along all lot lines abutting properties used for residential purposes. The first 6.0 m immediately abutting a lot line in any such buffer shall be primarily planted with evergreens.

A landscaped buffer, a minimum of 5.0 m in width, shall be provided along any lot line abutting an AG zone or an improved public street, and shall be set back 3.0 m from any road allowances. For the purposes of this exception,

Landscaping shall mean a combination of trees, shrub, grass or stone work, but in any case, an area which is defined and bounded by a line of trees on each side and has any boundary immediately abutting a lot line planted as two hedgerows, the majority of which are comprised of evergreens, not less than 1.0 m high at planting.

The minimum number of customer parking spaces shall be 120 with an overflow area of sufficient size to accommodate a minimum of an additional 100 vehicles. There shall also be a separate parking area for employees with a minimum of 15 parking spaces.

## 13.146 216 (Manvers)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a nine-hole golf course.

## 13.147 217 (Fenelon)

All provisions of the CC zone shall apply except that:

The permitted uses shall include a cottage establishment.

## 13.148 218 (Emily)

All provisions of the CC zone shall apply except that:

The permitted uses shall include a cottage establishment.

The maximum number of trailer sites shall be 50.

The minimum gross floor area for a cottage establishment accommodation unit shall be 45.0 sq. m and an accommodation unit will be considered the equivalent of two trailer sites.

## 13.149 219 (Fenelon)

All provisions of the CC zone shall apply except that:

The permitted uses shall include a cottage establishment.

## 13.150 221 (Laxton)

All provisions of the CC zone shall apply except that:

The minimum lot area shall be 0.8 ha.

The minimum lot frontage shall be 60.0 m.

The minimum front yard shall be 120.0 m.

The minimum side yard shall be 90.0 m on the north side 90.0 m on the south side

The minimum rear yard shall be 30.5 m

## 13.151 222 (Somerville)

All provisions of the CC zone shall apply except that:

The minimum camping lot setback shall be 200.0 m from the front lot line.

The minimum setback from a lot in a residential zone shall be 60.0 m

## 13.152 223 (Emily)

All provisions of the CC zone shall apply except that:

The permitted uses shall include a cottage establishment.

## 13.153 224 (Carden)

All provisions of the CC zone shall apply except that:

The permitted uses shall be limited to a:

Children's Camp

Outdoor Education Facility

Ancillary Retail Uses

A dwelling unit accessory to the above noted permitted uses

Bed and breakfast

A children's camp is defined as land used and maintained as a camp, providing short term accommodation for children and supervisory staff. The permitted uses shall be limited to:

Cabins/lodges

Picnic pavilions

Garage/workshop

Storage building

Administration building

Meeting hall/recreational building

Showers and washrooms

The minimum water setback shall be 200.0 m.

The maximum density shall be three cabins per ha.

The maximum coverage of all buildings and structures shall be 25%.

An accessory dwelling unit, cabins, lodges, meeting halls, recreational buildings, retail facility, showers, washrooms and administration buildings shall be considered main buildings.

Garages, workshops, picnic pavilions, sheds, etc. shall be considered to be accessory buildings.

## 13.154 225 (Laxton)

All provisions of the CC zone shall apply except that:

The permitted uses shall be limited to a seasonal modular home within a vacant land condominium plan and a private recreational facility.

The minimum front yard setback shall be 17.0 m.

The minimum modular unit frontage on common element road shall be 10.0 m.

The minimum modular unit depth shall be 14.0 m.

The minimum modular unit area shall be 466.0 sq. m.

The maximum number of modular units shall be 75.

The minimum modular home setback shall be 1.5 m for all yards.

The maximum recreational facility area shall be 506.0 sq. m.

## 13.155 226 (Somerville)

All provisions of the CC zone shall apply except that:

The lot frontage shall be measured at the lot line along Highway 35 and the minimum front yard shall be measured from said lot line.

## 13.156 227 (Mariposa)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a public or private park.

All buildings or structures erected are to be used only to service the water supply and distribution system and shall include storage and pumping facilities.

Buildings shall not be closer than 9 m to any residential lot.

## 13.157 229 (Eldon)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a:

Community centre, curling rink

Club

Recreational uses such as a baseball diamond

Soccer field or tennis court

Ticket booth and/or a store which sells tickets and refreshments to the users of the facility

The minimum lot area shall be 5.0 ha.

The minimum lot frontage shall be 146.3 m.

The minimum front yard shall be 61.0 m.

The minimum interior side yard shall be 15.2 m.

The minimum exterior side yard shall be 6.1 m.

The minimum rear yard shall be 61.0 m.

The maximum lot coverage shall be 30%.

The maximum building height shall be 11.0 m.

## 13.158 230 (Emily)

All provisions of the CU zone shall apply except that:

The permitted use shall be limited to:

A Public or private park with no buildings or structures other than picnic shelters

Gazebos and docks, which are not fully enclosed

Playground equipment

A storage shed with a maximum floor area of 10 sq. m.

Two change rooms, with no plumbing or washroom facilities, having a maximum total floor area of 25 sq. m.

## 13.159 232 (Mariposa)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a public or private park and any buildings or structures accessory to it for recreational use, excluding trailer parks and buildings for human habitation.

## 13.160 233 (Somerville)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a private park.

The minimum lot area shall be 4,000 sq. m.

## 13.161 234 (Somerville)

All provisions of the CU zone shall apply except that:

The minimum lot area shall be 1,099 sq. m.

The minimum west side yard shall be 2.40 m from the west wall of the church and 1.20 m from the enclosed stairs.

## 13.162 235 (Eldon)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a camp or day camp.

The minimum lot area shall be 35.0 ha.

The minimum lot frontage shall be 260.0 m.

The minimum front yard shall be 60.0 m.

The minimum interior side yard shall be 15.0 m.

The minimum exterior side yard shall be 60.0 m.

The minimum rear yard shall be 25.0 m.

The maximum building height shall be 11.0 m.

## 13.163 238 (Somerville)

All provisions of the CU zone shall apply except that:

The minimum front yard shall be 30.0 m.

The minimum rear yard shall be 30.0 m.

The minimum side yard adjacent to a CU zone shall be 3.0 m.

## 13.164 239 (Emily)

All provisions of the CU zone shall apply except that:

A private sewage disposal system is not a permitted use.

## 13.165 240 (Somerville)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a:

Agriculture

Forestry

Place of assembly

Park

Miniature golf establishment

Any use permitted in the EP zone.

One dwelling unit in conjunction with another permitted use.

## 13.166 242 (Fenelon)

All provisions of the CU zone shall apply except that:

The following uses shall be permitted:

Park

Place of worship

The minimum lot area shall be 5.0 ha.

The minimum lot frontage shall be 450.0 m.

The minimum front yard requirements for place of worship shall be 45.0 m.

The minimum front yard requirements for other uses shall be 15.0 m.

The minimum interior side yard requirements for place of worship shall be 50.0 m.

The maximum interior side yard requirements for place of worship shall be 115.0 m.

The minimum interior side yard requirements for place of worship shall be 15.0 m.

The minimum rear yard requirements for place of worship shall be 45.0 m.

The minimum rear yard requirements for other uses shall be 15.0 m

The maximum lot coverage shall be 10%.

## 13.167 243 (Somerville)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a:

Any use permitted in the EP zone

Municipal buildings or structures

Library

Museum

Public utilities, excluding outside storage

Business office, in an existing building

## 13.168 244 (Somerville)

All provisions of the CU zone shall apply except that:

The permitted uses shall include conservation and wildlife habitat uses.

Parking areas save and except that which is accessory to infrastructure and outside storage shall not be permitted.

The 32.0 m wide strip of land adjacent to the AG zone located along the southerly limit of the CU-244 zone shall be used for no other purpose than underground infrastructure and a buffer zone comprised of natural vegetation.

The maximum lot coverage and setback provisions shall apply to buildings, structures and paved areas save and except roadways.

## 13.169 245 (Somerville)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a:

Communal sanitary sewage system

The minimum lot frontage shall be 10.0 m on a private road.

The minimum setback for any structural component of a sewage disposal system shall be 3.0 m from the south and west limits of the CU-245 zone and 15.0 m form the north and east limits of the CU-245 zone.

## 13.170 246 (Somerville)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a human-made boat channel and mooring basin.

## 13.171 247 (Somerville)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a private park.

## 13.172 248 (Ops)

All provisions of the CH zone shall apply except that:

Residential uses shall be prohibited.

The permitted uses shall include a:

Store and office accessory to a CH use which may sell tickets and refreshments to clientele of the track or tracks

Maintenance shop accessory to a CH use

Track for go-karts

Track for all-terrain vehicles

Miniature golf course

## 13.173 249 (Ops)

All provisions of the CH zone shall apply except that:

The permitted uses shall include a:

Hotel

Retail sales associated with conferences and auctions within the existing building

## 13.174 250 (Ops)

All provisions of the CH zone shall apply except that:

The permitted uses shall include a:

Retail sales and service of farm related supplies and materials

Tack shop

## 13.175 251 (Ops)

All provisions of the CH zone shall apply except that:

Residential uses shall be prohibited.

The permitted uses shall also include:

Automobile service station

Commercial garage

Parking area for automobiles, transport trucks, trailer and recreational vehicles, for use by the owners or occupants of the lot, restaurant, motor vehicle dealership

The minimum lot area shall be 3.0 ha.

The minimum lot frontage shall be 335.5 m.

The maximum building area shall be 30%.

## 13.176 252 (Ops)

All provisions of the CA zone shall apply except that:

The permitted uses shall also include:

Accessory dwelling unit

Drive-in theatre

Snack bar

## 13.177 253 (Ops)

All provisions of the CH zone shall apply except that:

The permitted uses shall also include:

An accessory dwelling unit in a non-residential building, except in a commercial garage.

Building supply outlet

Commercial garage

Commercial nursery

Convenience store

Farm implement sales and supply establishment

Open storage area accessory to a CH-253 use

Parking lot

Restaurant

The minimum lot area shall be 2,000 sq. m.

The minimum lot frontage shall be 25.0 m.

## 13.178 254 (Ops)

All provisions of the CA zone shall apply except that:

Residential uses shall be prohibited.

The permitted uses shall also include:

Motor vehicle repair garage which existed on October 21, 1991.

Open storage use accessory to an existing motor vehicle repair garage.

The minimum lot area shall be 2,000 sq. m.

The minimum lot frontage shall be 25.0 m.

The maximum building area shall be 10%.

The minimum front yard shall be the greater of the existing setback or 15.0 m.

The minimum rear yard shall be the greater of the existing building setback or 15.0 m.

The minimum side yard shall be:

From a side lot line abutting a Residential zone on a lot containing a Residential use, the greater of the existing building setback; or, 7.5 m.

From any other side lot line, the greater of the existing building setback; or, 4.5 m.

No open storage shall be located:

Closer than 4.5 m to any lot line.

Closer than 6.0 m to any lot line if combustible materials are stored there.

## 13.179 256 (Ops)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to a:

Building supply outlet

Business or professional office related to sales not exceeding nine employees.

Commercial greenhouse or nursery

Convenience store

Farm implement sales and service establishment

Light equipment sales and service establishment

Miniature golf course and driving range

Motor vehicle service station

Motor vehicle dealership

Retail establishment not exceeding 300.0 sq. m gross floor area and limited to the following types of retail sales: furniture, home furnishings and home decorating supplies, major appliances, motor vehicle, marine and recreational vehicle accessories, building or home improvements supplies, recreational equipment, garden and nursery supplies, farm business and institutional equipment or machinery, a car rental agency, an antique store, farmers market

Small engine sales and service establishment

Tourist information center

Trailer, mobile home or modular home sales establishment

Veterinary clinic or animal hospital

**13.180 257 (Ops)**

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to a:

Building supply outlet

Business or professional office related to sale not exceeding nine employees

Commercial greenhouse or nursery

Convenience store

Farm implement sales and service establishment

Light equipment sales and service establishment

Miniature golf course and driving range

Motor vehicle service station

Motor vehicle dealership

Retail establishment not exceeding 300.0 sq. m gross floor area and limited to the following types of retail sales: furniture, home furnishings and home decorating supplies, major appliances, motor vehicle, marine and recreational vehicle accessories, building or home improvement supplies, recreational equipment, garden and nursery supplies, farm, business and institutional equipment or machinery, a car rental agency, an antique store, a farmers' market

Tourist information center

Trailer, mobile home or modular home sales establishment

Veterinary clinic or animal hospital

## 13.181 259 (Ops)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to:

Two single detached dwellings each with a maximum floor area of 300.0 sq. m may be permitted on the property for the residential use of site management employees required for the operation of the tourist camp.

Tourist camp, with accessory uses permitted for use of the patrons of the tourist camp including a convenience store, laundry facility, marine facility, marina, tourist camp management office, and a tourist camp recreation building.

The maximum number of tourist trailer sites shall be 300.

The minimum tourist trailer site area shall be 400.0 sq. m.

The maximum tourist trailer site coverage shall be 40%.

The maximum number of tourist trailers per tourist trailer site shall be one.

The minimum parking spaces per tourist trailer shall be two.

Tourist trailers shall not be permitted for use as a permanent residence by their owners and/or occupants.

The owner of the tourist camp shall ensure that in the site license and occupation agreement for each tourist trailer, as originally signed and subsequently renewed on an annual basis, each owner and/or occupant of a tourist trailer on lands zoned CR shall be required to have a principal residence, as defined under the Income Tax Act, on lands other than those zoned CR. The owner shall provide to the satisfaction of the City's licensing officer, all necessary records on an annual basis in conjunction with the annual municipal trailer camp licensing process or otherwise, as required, to ensure that all tourist trailers are being occupied in accordance with these provisions.

The minimum parking space length shall be 6.0 m.

The minimum parking space width shall be 2.8 m.

The minimum width of driveways shall be 7.0 m for two-way traffic and a minimum width of 5.0 m for one-way traffic.

On land zoned CR-259(H), the 45 tourist trailers shall be permitted to continue prior to the removal of the Holding symbol. The Holding (H) symbol will be removed to permit the development of a trailer camp of three phases, each containing a maximum of 100 tourist trailer sites, after the following requirements have been fulfilled:

A hydrogeological study, environmental impact study, a stormwater management plan, a slope stabilization study, site servicing study, and lot grading and drainage plan, as required, has been prepared and approved for each phase or phases to the satisfaction of the City of Kawartha Lakes.

The applicant shall implement appropriate water setbacks, shoreline naturalization, and fencing requirements to the satisfaction of the Kawartha Region Conservation Authority.

The applicant has entered into a Municipal Responsibility Agreement, if required, to the satisfaction of the Council of the City of Kawartha Lakes.

The applicant has entered into a Site Plan Agreement to the satisfaction of the City of Kawartha Lakes that includes provisions for phasing of the development.

The applicant has obtained a municipal license for the trailer camp from the City of Kawartha Lakes.

## 13.182 260 (Ops)

All provisions of the CR zone shall apply except that:

The permitted uses shall include a:

Accessory dwelling unit

Tourist camp

Tourist camp management office

Tourist camp recreation facility

Accessory convenience store

Accessory laundry facility

Accessory restaurant

Golf driving range

12-hole golf course

Marine facility

The maximum dwelling units per lot shall be one.

The maximum tourist camp lots shall be 102 camp sites.

The minimum front yard shall be 75.0 m.

The minimum exterior side yard shall be 7.5 m.

The minimum camp site area shall be 180 sq. m.

The minimum planting strip width shall be 30.0 m (front yard), 7.5 m (other yards).

A planting strip shall be required inside the perimeter of the land zoned CR-260 except for an 18.0 m long strip abutting Elm Tree Road which shall be used for access to the property.

The 30.0 m front yard planting strip shall be required to be established through the decommissioning of the existing driving range prior to the development of the proposed second phase camp sites.

Open Storage Area Location is Prohibited in front yard.

Tourist trailers shall not be permitted for use as a permanent residence by their owners and/or occupants. The owner of the tourist camp shall ensure that there is an annual mandatory minimum sixty (60) consecutive day shutdown period, the timing of which is to be implemented in the Site Plan Agreement. In addition, the owner of the tourist camp shall ensure that the annual mandatory 60 day shutdown is identified in the site license and occupation agreement for each tourist trailer, as originally signed and subsequently renewed on an annual basis.

Until the holding (H) provision has been removed, the only permitted uses shall be those legally established commercial and residential uses existing as of the date of the passing of this By-law and including the accessory restaurant and 12-hole golf course. The removal of the holding (H) symbol shall be in accordance with the following:

The applicant has entered into a Site Plan Agreement with the City, and that the Agreement has been registered on title.

## 13.183 261 (Ops)

All provisions of the CR zone shall apply except that:

Restaurant shall mean a building or part of a building or structure, inclusive of an outdoor café, where food is offered for sale or sold to the public for immediate consumption and includes a restaurant, dining room, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand; but does not include a boarding or lodging home or a drive-in.

Vacation Dwelling Unit shall mean a dwelling unit, which is constructed and used as a secondary place of residence, for vacation and recreational purposes and not as the principal residence of the owner or occupant thereof and is not used for continuous habitation or as a permanent residence.

Vacation Dwelling Unit Site shall mean an area of land that is rented or leased for exclusive use for the placement of a vacation dwelling unit on lands.

The permitted uses shall include a:

Club

One single detached dwelling unit

Golf course

Restaurant, accessory to a club or golf course

Retail store, accessory to a club or golf course

Vacation dwelling unit.

The minimum lot area shall be 40.0 ha.

The minimum lot frontage shall be 25.0 m.

The maximum lot coverage shall be 10%.

The minimum front yard setback shall be 5.0 m.

The minimum interior side yard setback shall be 5.0 m.

The minimum exterior yard setback shall be 5.0 m.

The minimum rear yard setback shall be 5.0 m.

The minimum landscaping area shall be 50%.

The minimum parking spaces per vacation dwelling unit and detached dwelling unit shall be two per unit, all other uses combined 90.

The maximum vacation dwelling units shall be 100.

The maximum vacation dwelling unit site coverage shall be 40%.

The maximum vacation dwelling unit size shall be 140.0 sq. m.

The minimum dwelling unit area shall be 100.0 sq. m.

The maximum building height for dwelling units shall be 10.5 m.

The maximum building height for all other permitted uses shall be two storeys.

The minimum parking space length shall be 6.0 m.

The minimum parking space width shall be 2.8 m.

The minimum driveway width shall be 7.0 m for two-way traffic and 5.0 m for one-way traffic.

A vacation dwelling unit may be developed in the form of a detached, semi-detached, or townhouse dwelling. A vacation dwelling unit may also be contained within a two storey building.

Vacation dwelling units shall not be permitted for use as a permanent residence by their owners and/or occupants. The owner of the development shall ensure that in the site license and occupation agreement for each vacation dwelling unit, as originally signed and subsequently renewed on an annual basis, each owner and/or occupant of a vacation dwelling unit shall be required to have a principal residence, as defined under the Income Tax Act, on lands other than those zoned CR-261. The owner shall provide to the satisfaction of the City, all necessary records on an annual basis, as required, to ensure that all vacation dwelling units are being occupied in accordance with these provisions

The minimum area of an outdoor play area and exercise facility shall be 1,000 sq. m.

The Holding (H) symbol will be removed to permit the development of permitted uses after the following requirements have been fulfilled:

Submit a stormwater management plan and lot grading and drainage plan, servicing plan, noise study, and an illumination plan, as required, has been prepared and approved to the satisfaction of the City of Kawartha Lakes.

Receive approval for all necessary regulatory permits from the Kawartha Region Conservation Authority.

Receive approval from the Ministry of Environment for Certificates of Approval to install private water distribution and sewage collection and treatment facilities.

The applicant has entered into a Municipal Responsibility Agreement, if required, to the satisfaction of the Council of the City of Kawartha Lakes.

The applicant has received approval of all relevant plans, drawings and reports and entered into a Site Plan Agreement with full securities to the satisfaction of the City of Kawartha Lakes.

## 13.184 265 (Mariposa)

All provisions of the EP zone shall apply except that:

A private park shall be a permitted use.

No buildings or structures shall be erected or used except for boat docks, launching facilities and flood or erosion control measures.

## 13.185 266 (Bexley)

All provisions of the EP zone shall apply except that:

The permitted uses shall include docks and boat launching facilities.

## 13.186 269 (Emily)

All provisions of the EP zone shall apply except that:

The permitted uses shall include a:

Forestry or a processing use accessory to a forestry use

Park and recreational activities

Public use carried out by or on behalf of the County of Victoria other than a pit or a works yard.

## 13.187 270 (Fenelon)

All provisions of the EP zone shall apply except that:

The permitted uses shall be limited to agricultural uses; however, no buildings or structures shall be permitted.

## 13.188 272 (Somerville)

All provisions of the EP zone shall apply except that:

A pump house may be erected and used.

## 13.189 275 (Somerville)

All provisions of the EP zone shall apply except that:

The permitted uses shall include a:

Forestry

Recreational uses

Public use authorized or carried out by the County of Victoria

## 13.190 276 (Bexley)

All provisions of the EP zone shall apply except that:

The permitted uses shall be limited to:

Recreational purposes

Boat docking facilities

Boathouse accessory to residential use located on a separate lot

A boathouse shall be subject to the following zone provisions:

The minimum front yard shall be 7.5 m.

The minimum side yard shall be 1.3 m.

## 13.191 278 (Somerville)

All provisions of the EP zone shall apply except that:

Land shall be maintained as a natural vegetative buffer area wherein only the following uses shall be permitted:

Conservation and forestry uses

Bird or wildlife sanctuaries

Flood and erosion control works and docks

One stairway per lot for water access.

## 13.192 281 (Somerville)

All provisions of the EP zone shall apply except that:

Driveways will be permitted to be installed provided its entire length is raised to the flood elevation of 257.68, the regulatory flood elevation, to ensure dry access to these lots.

## 13.193 283 (Somerville)

All provisions of the EP zone shall apply except that:

No soil disturbance by any means nor the erection of any structures shall be permitted on Part 6, Plan 57R-8957, as this land has been identified as containing a significant archaeological site, identified and registered by the Province as site BdGq-6.

## 13.194 285 (Eldon)

All provisions of the HR1 zone shall apply except that:

The minimum front yard shall be 15.0 m.

## 13.195 286 (Fenelon)

All provisions of the HR1 zone shall apply except that:

The minimum lot frontage shall be 26.0 m.

The minimum rear yard shall be 30.0m

## 13.196 288 (Bexley)

All provisions of the HR1 zone shall apply except that:

The permitted uses shall be limited to a lodging house or a quadruplex.

The minimum lot area shall be 2000 sq. m.

The minimum lot frontage shall be 30%.

The maximum lot coverage shall be 25%.

The maximum density shall be 4.0 dwelling units per lot.

A maximum of 10.0 single room accommodation units, exclusive of ensuite bathrooms, may be permitted.

## 13.197 290 (Fenelon)

All provisions of the HR1 zone shall apply except that:

The maximum lot coverage shall be 10%.

The minimum exterior opening elevation shall be 269.78 C.G.S.

## 13.198 295 (Fenelon)

All provisions of the HR1 zone shall apply except that:

The minimum lot frontage shall be 27.0 m.

## 13.199 296 (Fenelon)

All provisions of the HR1 zone shall apply except that:

The minimum lot area shall be 1,800 sq. m.

The minimum interior side yard shall be 3.0 m on one side, 1.2 m on opposite side.

## 13.200 298 (Ops)

All provisions of the CU zone shall apply except that:

The permitted uses shall include a retirement home.

A retirement home is defined as a residence providing accommodation primarily for retired persons or couples where each bedroom or living unit has a separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be permitted.

## 13.201 299 (Ops)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a:

Place of worship and accessory uses including: a dwelling unit within a place of worship, an auditorium, a day care centre, a park, a parking lot, a school.

## 13.202 300 (Laxton)

All provisions of the RR2B zone shall apply except that:

The minimum lot area shall be 1,982 sq. m.

The minimum shoreline lot frontage shall be 30.0 m.

## 13.203 306 (Emily)

All provisions of the RR3B zone shall apply except that:

The minimum lot area shall be 1.1 ha.

## 13.204 310 (Somerville)

All provisions of the RR3A zone shall apply except that:

The minimum lot area shall be 6,200 sq. m.

## 13.205 311 (Emily)

All provisions of the RR3B zone shall apply except that:

The minimum lot frontage shall be 13.0 m.

## 13.206 312 (Bexley)

All provisions of the RR3A zone shall apply except that:

The minimum lot frontage shall be 12.0 m.

## 13.207 313 (Eldon)

All provisions of the RR3A zone shall apply except that:

The following buildings may be erected with or without a dwelling being constructed:

Garage

Boat house

Building or structure which is not suitable for human habitation, in which household goods that are commonly associated with a residential use are stored

The private right-of-way, known as Paradise Street, which abuts the RR3A-313 zone, shall be considered a “street” for the purpose of determining the front lot line and appropriate minimum yards and the following zone provisions shall apply:

The maximum number of buildings, other than a dwelling shall be two.

The maximum lot coverage, for all buildings other than a dwelling, shall not exceed 10% of the lot to a maximum of 100.0 sq. m.

The maximum building height, for all buildings other than a dwelling, shall not exceed 4.0 m and shall be measured as the vertical distance between the highest point of any roof surface and the average finished grade.

## 13.208 316 (Emily)

All provisions of the RR3B zone shall apply except that:

The minimum lot frontage shall be 7.3 m.

The minimum building setback from any lot line shall be 7.5 m.

## 13.209 318 (Bexley)

All provisions of the RR3A zone shall apply except that:

The minimum lot area shall be 1.5 ha.

The minimum lot frontage shall be 60.0 m.

The minimum side yard shall be 6.0 m.

The maximum lot coverage shall be 10%.

The minimum gross floor area shall be 60.0 sq. m

A maximum of one dwelling unit per lot shall be permitted.

The minimum water setback for buildings and structures except those needed for erosion control or access shall be 33.0 m.

The minimum water setback for private sewage disposal systems shall be 46.0 m.

## 13.210 319 (Emily)

All provisions of the RR3A zone shall apply except that:

The minimum lot area shall be 550 sq. m.

The minimum lot frontage shall be 15.0 m.

## 13.211 321 (Emily)

All provisions of the RR3B zone shall apply except that:

The minimum lot area shall be 1,600 sq. m.

The minimum lot frontage shall be 16.5 m.

## 13.212 322 (Fenelon)

All provisions of the RR3B zone shall apply except that:

The minimum lot frontage shall be 25.0 m.

## 13.213 325 (Somerville)

All provisions of the RR3A zone shall apply except that:

The minimum exterior opening elevation in any building shall be 256.5 m CGD, plus 0.3 m freeboard.

## 13.214 326 (Emily)

All provisions of the RR3B zone shall apply except that:

The permitted uses shall be limited to a single detached dwelling that lawfully existed on the day this By-law was passed.

## 13.215 327 (Fenelon)

All provisions of the RR3B zone shall apply except that:

The minimum lot area shall be 1.0 ha.

The minimum lot frontage shall be 102.0 m.

The minimum front yard requirements shall be 15.0 m.

The minimum side yard requirements shall be 3.0 m.

The minimum rear yard requirements shall be 3.0 m.

The maximum lot coverage shall be 20%.

## 13.216 328 (Verulam)

All provisions of the RR3D zone shall apply except that:

The minimum lot area shall be 1750 sq. m.

The minimum lot frontage shall be 13.0 m.

The minimum elevation for exterior opening in a habitable building shall be 248.8 m CGD.

## 13.217 329 (Bexley)

All provisions of the RR3A zone shall apply except that:

No buildings shall be erected below the elevation of 256.8 m above sea level.

The minimum vegetated buffer zone shall be 15.0 m and shall be maintained along the shoreline for all new development.

No septic tile beds shall be located within this 15.0 m buffer, and they shall be located a minimum 0.90 m above the high water mark.

The only building permitted within the buffer shall be a single storey boat house per lot with marine railway provided the boathouse is set back a minimum of 2.0 m from the high water mark and 2.0 m from a side lot line.

The only structure permitted within the buffer shall be docking facilities as approved by the Trent Severn Waterway.

The 15.0 m buffer adjacent to Balsam Lake shall be maintained with natural vegetation, native to Ontario, including ground cover, wildflowers, shrubs and trees.

A conventional lawn shall not be permitted.

## 13.218 331 (Fenelon)

All provisions of the RR3B zone shall apply except that:

The minimum lot area shall be 4,000 sq. m.

The minimum lot frontage shall be 40.0 m.

The minimum front yard shall be 15.0 m.

The minimum side yard shall be 3.0 m.

The minimum rear yard shall be 3.0 m.

The maximum lot coverage shall be 20%.

## 13.219 332 (Emily)

All provisions of the RR3B zone shall apply except that:

The minimum lot area shall be 600.0 sq. m.

## 13.220 333 (Fenelon)

All provisions of the RR3B zone shall apply except that:

The shore lot line shall be the front lot line and the southern boundary shall be considered an exterior lot line.

## 13.221 334 (Emily)

All provisions of the RR3B zone shall apply except that:

Land may be used and buildings may be erected provided the lot has a minimum lot frontage of 25.0 m.

## 13.222 335 (Fenelon)

All provisions of the RR3B zone shall apply except that:

Any form of dwelling is not permitted; buildings, structures and uses accessory to adjacent developed residential lots are permitted.

## 13.223 336 (Somerville)

All provisions of the RR3A zone shall apply except that:

The minimum lot area shall be 1,522 sq. m.

The minimum lot frontage shall be 6.0 m.

## 13.224 337 (Somerville)

All provisions of the RR3A zone shall apply except that:

The minimum lot area shall be 6,800 sq. m.

The minimum lot frontage shall be 7.95 m.

## 13.225 340 (Verulam)

All provisions of the RR3D zone shall apply except that:

The minimum lot area shall be 2000 sq. m.

The minimum lot frontage shall be 33.0 m.

The minimum elevation for any exterior opening in a habitable building shall be 248.7 m CGD.

## 13.226 341 (Verulam)

All provisions of the RR3D zone shall apply except that:

the minimum exterior opening elevation of any habitable building or structure shall be 248.7 m CGD.

## 13.227 342 (Longford Reserve)

i) Where Exception 342 applies to the RR2A, OSS, or EP zones, all provisions of the RR2A, OSS, and EP zones shall apply except that:

Notwithstanding the provisions of this Exception, no development shall be affected by provisions that rely directly or indirectly on the defined terms of lot, lot line or yard.

Where a zone boundary is shown as approximately following the shoreline of a waterbody on Schedule A, the zone boundary shall be the high water mark.

Notwithstanding the provisions of Section 4.17.2, all buildings and structures which existed on or for which a building permit has been issued prior to date of passing of this By-law, are deemed to be legal non-conforming.

ii) Further, where Exception 342 applies to the RR2A or OSS zones, all provisions of the RR2A and OSS zones shall apply except that:

The provisions of Section 4.1.4.1, 4.32.1, and 4.32.2.3.c shall not apply.

Notwithstanding Section 4.1.9.2 and 4.1.9.6 and Clause iii) 7) of Exception 342, shoreline structures are permitted to be erected between the high water mark and the main building.

iii) Further, where Exception 342 applies to the RR2A zone, all provisions of the RR2A zone shall apply except that:

The permitted uses shall be limited to:

Single detached dwellings

Private cabins

Private recreation

Notwithstanding the definition of private cabin, a private cabin shall be permitted to contain sanitary facilities.

Notwithstanding the definition of dwelling unit, a single detached dwelling shall be permitted with or without sanitary facilities.

The provisions of Section 4.1.1.5, 4.1.9.3, 4.1.9.5.c, and 4.23.3 shall not apply.

Notwithstanding Section 4.1.6.1, a private cabin shall have a maximum floor area of 40.0 $m^2$.

The minimum distance between a dwelling and an accessory building or structure shall be 1.8 m.

The provisions of Table 6-5 shall not apply. The following provisions shall apply in place:

The minimum distance between dwellings shall be 15.0 m.

The maximum height shall be 11.0 m.

The minimum setback from a zone boundary shall be 15.0 m.

The minimum water setback shall be 30.0 m.

The maximum number of dwelling units on all land zoned RR2A-342 shall be 100.

iv) Notwithstanding the definition of defined area and the provisions of Sections 1.2 and 2.1, any original road allowance of the geographic township of Longford that is shown as unzoned on Schedule A is deemed to be part of the defined area and to be zoned the same as are the lands abutting it.

## 13.228 343 (Ops)

All provisions of the IG zone shall apply except that:

The permitted uses shall include a:

Aerodrome

Restaurant

## 13.229 344 (Ops)

All provisions of the IA zone shall apply except that:

Residential uses shall be prohibited.

A salvage yard shall be a permitted use.

## 13.230 346 (Ops)

All provisions of the IG zone shall apply except that:

The permitted uses shall be limited to a pit.

The maximum extraction shall be 20,000 tonnes per year.

## 13.231 347 (Ops)

All provisions of the IA zone shall apply except that:

The permitted uses shall include:

An accessory dwelling.

A commercial garage.

The maximum building area shall be 40%.

The minimum front yard shall be 15.0 m.

The minimum rear yard shall be 15.0 m.

The minimum side yard shall be:

11.0 m. from north lot line

15.0 m. from all others

## 13.232 354 (Emily)

All provisions of the IA zone shall apply except that:

The permitted uses shall include a single detached dwelling.

## 13.233 355 (Fenelon)

All provisions of the IA zone shall apply except that:

The permitted uses shall be limited to a boat and furniture repair business and one dwelling unit with a minimum gross floor area of 93.0 sq. m.

## 13.234 356 (Bexley)

All provisions of the IA zone shall apply except that:

The permitted uses shall be limited to a:

Contractor's yard

Custom workshop

Home improvement supply outlet

Dwelling unit as part of a building containing a permitted non-residential use

A business or professional office, a retail outlet, light assembly work, warehousing and an outdoor storage area are permitted as accessory uses to a permitted non-residential use

The maximum dwelling unit floor area shall be 100.0 sq. m.

The maximum number of dwelling units shall be one.

The maximum lot coverage for the main principal building shall be 20.77%.

The combined maximum lot coverage for outdoor storage and/or an accessory storage building shall be 15%.

The maximum lot coverage for outdoor Waste Storage shall be 1%.

An outdoor storage area may be located in a side yard or rear yard only.

A landscaped buffer shall be provided between an outdoor storage area located in a side yard and the front lot line.

## 13.235 357 (Laxton)

All provisions of the IA zone shall apply except that:

The permitted uses shall be limited to a:

Dry-light industry

Custom workshop

Artisan's studio

Tradesperson or contractor's shop

Sheet metal shop or a machine and welding shop

One dwelling unit shall be permitted and shall be subject to the following zone requirements:

The minimum side yard shall be 20.0 m.

The minimum exterior side yard shall be 15.0 m.

The minimum rear yard shall be 20.0 m.

The maximum lot coverage shall be 30%

The maximum floor area for uses other than a dwelling shall be 300.0 sq. m.

The maximum number of premises shall be two.

An outdoor storage is not permitted.

Dwelling units are subject to compliance with the RR2C zone provisions.

Other than a dwelling, no building shall have an exterior opening in a main wall which abuts the eastern side yard.

The following definitions shall apply:

An Artisan's Studio shall mean an enclosed building used for the production and storage of art and craft objects including paintings, pottery, folk art, sculpture and glass works;

A Tradesperson's or Contractor's Shop shall mean an enclosed building where a building tradesman or contractor stores equipment or materials and performs shop or assembly work but does not include any use or activity otherwise defined herein.

## 13.236 359 (Carden)

All provisions of the IX zone shall apply except that:

The permitted uses shall be limited to a mineral aggregate operation.

The minimum lot area shall be 36.0 ha.

The minimum lot frontage shall be 180.0 m.

The minimum front yard shall be 30.0 m.

The minimum side yard shall be 15.0 m.

The minimum exterior side yard shall be 30.0 m.

The minimum rear yard shall be 15.0 m.

## 13.237 361 (Verulam)

All provisions of the IA zone shall apply except that:

The permitted use shall be limited to a:

Woodworking shop

Showroom for the display and retail sale of the products manufactured on site.

Single detached dwelling

The minimum lot area shall be 4.8 ha.

The minimum lot frontage shall be 255.0 m.

The minimum front yard depth shall be 14.0 m.

The maximum lot coverage shall be 2%.

The maximum of the total gross floor area devoted to the woodworking shop shall be 15%.

## 13.238 362 (Fenelon)

All provisions of the IA zone shall apply except that:

The permitted uses shall be limited to an equipment and machinery repair and maintenance shop and storage establishment contained within a wholly enclosed building.

## 13.239 363 (Verulam)

All provisions of the IG zone shall apply except that:

The permitted uses shall be limited to a bus storage and repair depot.

All repairs and storage of all parts and materials except for the parking of motor vehicles including buses, shall be within a wholly enclosed building.

## 13.240 364 (Fenelon)

All provisions of the IA zone shall apply except that:

The permitted uses shall be limited to a:

Motor vehicle engine and body repair shop

Machine or welding shop

Boat and marine sales and repair

The minimum height of a landscaped buffer consisting of existing trees and vegetation, or a planting of coniferous trees shall be 2.0 m.

## 13.241 365 (Fenelon)

All provisions of the IA zone shall apply except that:

The permitted uses shall be limited to wholly enclosed boat storage and one single detached dwelling.

The minimum front yard shall be 60.0 m.

The minimum interior side yard shall be 7.0 m.

The minimum rear yard shall be 180.0 m.

Landscaping shall be provided in all yards.

The maximum lot coverage for boat storage shall be 940.0 sq. m.

The maximum gross floor area per dwelling shall be 93.0 sq. m.

## 13.242 366 (Fenelon)

All provisions of the IA zone shall apply except that:

The minimum lot area shall be 8000 sq. m.

The maximum lot coverage shall be 50%.

## 13.243 367 (Fenelon)

All provisions of the IA zone shall apply except that:

The following uses shall be permitted:

One single detached dwelling

A custom woodworking shop and materials storage in a wholly enclosed building

A retail sales and showroom area for the sale of products manufactured or assembled in the woodworking shop and accessories

The minimum lot area shall be 2.2 ha.

The minimum lot frontage shall be 100.0 m.

The maximum lot coverage shall be 5.0 %

The maximum gross floor area for retail sales and showroom shall be 250.0 sq. m.

The maximum gross floor area for woodworking shop and storage shall be 400.0 sq. m.

The minimum gross floor area per dwelling shall be 93.0 sq. m.

## 13.244 369 (Verulam)

All provisions of the IX zone shall apply except that:

1) The minimum side yard shall be 15.0 m.

2) The maximum annual aggregate extraction shall be 15,000 tonnes.

3) A minimum vertical separation of 1.0 m shall be maintained between aggregate extraction and processing operations and the highest elevation of the groundwater table as it is found at any given point within the IX-369 Zone.

## 13.245 370 (Bexley)

All provisions of the IA zone shall apply except that:

1) The permitted uses shall be limited to an:

   a) Office, garage and open storage area pertaining to a plumbing and septic business.

2) The dumping or spreading of sewage shall be prohibited.

3) The front lot line shall be the lot line which fronts onto Provincial Highway 35. The northern lot line shall be an exterior side lot line. The southern lot line shall be an exterior side lot line. The eastern lot line shall constitute the rear lot line.

4) The minimum lot area shall be 0.90 ha.

5) The minimum lot frontage shall be 76.0 m.

6) The minimum front yard shall be 23.0 m.

7) The minimum rear yard shall be 15.0 m.

8) The minimum interior side yard shall be 45.7 m.

9) The minimum exterior side yard shall be 23.0 m.

10) The maximum height shall be 11.0 m.

11) The minimum landscaped open space shall be 20%.

12) A wooden opaque fence, 1.50 m in height, shall be built along the northern lot line.

13) A landscaped buffer shall be provided at a depth no less than 3.0 m along the southern, western and eastern lot lines and at a depth no less than 6.0 m along the northern lot line.

14) Landscaping shall provide high and low visual screening with a minimum height of 1.5 m at the time of planting and consist of some evergreen planting.

15) The open storage of equipment and materials shall be limited to the rear yard and shall be enclosed by an opaque wooden fence 1.5 m in height.

## 13.246 372 (Fenelon)

All provisions of the IA zone shall apply except that:

1) The permitted uses shall be limited to a farm and heavy equipment repair and service shop and one dwelling unit.

2) Outside storage of farm or heavy equipment or materials shall not be permitted in the front yard and shall have a rear and interior side yard of 11.0 m and 3.0 m respectively.

3) The minimum gross floor area per dwelling shall be 93.0 sq. m.

## 13.247 373 (Somerville)

All provisions of the IG zone shall apply except that:

1) The permitted uses shall be limited to the manufacture and sale of furniture and an accessory dwelling unit.

## 13.248 374 (Laxton)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall include a mineral aggregate operation.

## 13.249 375 (Mariposa)

All provisions of the IA zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Single detached dwelling

   b) Motor vehicle repair garage

   c) Body shop

2) Any outside storage area shall be located to the rear of the body shop and screened with a wooden fence measuring 1.8 m in height.

## 13.250 376 (Bexley)

All provisions of the IA zone shall apply except that:

1) The permitted uses include a:

   a) Recreational motor vehicle sales and service establishment

   b) An outside display area for the showing of finished retail goods may be located in the front yard and subject to the required front yard setback

   c) Outside storage accessory to a permitted use shall be located in the rear yard, subject to the required rear yard setback and shall be screened with evergreen vegetation having a minimum height of 1.5 m

## 13.251 378 (Somerville)

All provisions of the IG zone shall apply except that:

1) The following uses shall not be permitted:

   a) Bulk fuel storage facility

   b) Feed mills

   c) Fertilizer mixing plant

   d) Food processing plant

e) Sawmill

f) Truck

g) Transport or transportation depot

2) The eastern lot line abutting Provincial Highway 35 shall be the front lot line.

3) The minimum lot frontage shall be 250.0 m.

4) The minimum side yard shall be 11.0 m.

5) The minimum landscape buffer shall be 2.0 m in width and shall be maintained along that portion of the IG-378 zone boundary abutting the RR2C zone and shall consist of an opaque wooden fence not less than 2.0 m in height, constructed as a boundary fence, and a landscaped area comprised of grass, shrubs and trees.

## 13.252 379 (Laxton)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall be limited to a pit with a maximum extraction of 20,000 tonnes per year.

## 13.253 380 (Fenelon)

All provisions of the IA zone shall apply except that:

1) The permitted uses shall be limited to a scrap or salvage yard.

2) The minimum height of a landscaped buffer or opaque fence shall be 2.0 m located around the perimeter of the land being used.

## 13.254 381 (Bexley)

All provisions of the IA zone shall apply except that:

1) The permitted uses shall be limited to a motor vehicle salvage or scrap yard.

2) The minimum lot frontage shall be 0.0 m.

## 13.255 382 (Eldon)

All provisions of the IA zone shall apply except that:

1) The permitted use shall be limited to a:

   a) Motor vehicle repair shop

   b) Single detached dwelling

2) The minimum southern interior side yard for industrial buildings shall be 1.8 m.

3) The minimum interior side yard for single detached dwelling shall be 3.0 m.

4) The minimum rear yard shall be 6.1 m.

5) The maximum lot coverage shall be 5.5%.

6) The repair and service of all motor vehicles shall be conducted within a wholly enclosed building. The external storage of motor vehicle parts, materials, and/or repair equipment is prohibited.

7) The motor vehicle parking associated with the automobile repair shop shall be restricted to the rear yard only.

8) A continuous landscaped buffer shall be planted and maintained along the side lot line, where the “IA” Zone abuts a residential use, from the rear lot line to a depth of 41.0 m.

9) A continuous landscaped buffer shall consist of evergreen vegetation which shall consist of evergreen vegetation which shall achieve a minimum height of 1.5 m and a minimum width of 1.0 m within 3 years of the passing of this By law.

10) Alternatively, an opaque fence of a minimum height of 1.5 m shall be constructed to the above specifications.

## 13.256 383 (Mariposa)

All provisions of the IA zone shall apply except that:

1) The permitted uses shall be limited to a welding shop and accessory dwelling.

2) The minimum lot area shall be 2,470 sq. m.

## 13.257 384 (Somerville)

All provisions of the IG zone shall apply except that:

1) The minimum lot area shall be 8,000 sq. m.

2) The maximum lot coverage for an auction barn shall be 5%, for any other permitted use shall be 15%.

3) The maximum floor area for a snack bar shall be 30.0 sq. m.

## 13.258 385 (Laxton)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall be limited to a pit with a maximum extraction of 20,000 tonnes per year.

2) The minimum rear yard requirement where the lot abuts another IX zone shall be 0.0 m.

## 13.259 386 (Eldon)

All provisions of the IA zone shall apply except that:

1) The permitted use shall be limited to a:

   a) Agriculture

   b) Custom Workshop

   c) Dry light industry

   d) Dry medium industry

   e) Outdoor storage of parts, materials, or products related to a permitted use shall be permitted south of

existing buildings. There shall be no outdoor storage of hazardous liquids.

2) The minimum lot frontage is 0.0 m.

3) The zone boundary nearest to and parallel to CKL Road 48 shall be deemed the front lot line for the purposes of yard requirements.

4) The minimum front yard setback shall be 55.0 m.

5) The minimum eastern interior side yard setback shall be 30.0 m.

6) The minimum western interior side yard setback shall be 23.0 m.

7) The minimum rear yard setback shall be 90.0 m.

8) The maximum floor area of an accessory structure shall be 10 sq. m and shall have a north setback of 15.0 m.

9) The maximum building height shall be 13.0 m.

10) The maximum floor area shall be 4,600.0 sq. m.

11) The minimum parking spaces shall be 48.

12) The minimum accessible parking spaces shall be two.

13) The minimum drive aisle width shall be 7.0 m.

14) The minimum driveway width connecting lands zoned IA-386 to CKL Road 48 shall be 7.0 m.

15) The maximum height of materials stored within an outdoor storage area shall be 3.0 m. This shall be measured from the adjacent grade, not inclusive of the berm.

16) Outdoor storage related to a permitted use shall be located south of all existing buildings and enclosed by an earthen berm with a minimum height of 1.5 m and a stable slope of 2 to 1 along the entire eastern, southern, and western edge of the area used for outdoor storage. The minimum earthen berm height shall be measured from the finished grade inside the outdoor storage area.

17) The minimum rear yard setback of south edge of the earthen berm shall be 15.0 m from the northern edge of a watercourse or drainage ditch. For the purposes of this by-law, a drainage ditch is also defined as a watercourse.

18) The minimum width of a landscaped buffer in an industrial zone shall be 1.5 m where a coniferous hedge or privacy fence, either being 2.0 m in height, is provided.

## 13.260 387 (Emily)

All provisions of the IG zone shall apply except that:

1) The permitted use shall be limited to a:

   a) Motor vehicle body shop and there shall be no storage of vehicles, licenced or otherwise, for the purpose of salvaging parts

2) The lot maximum coverage shall be 10%.

3) The western zone boundary is the front lot line.

4) Parking areas shall be only in the northern side yard and the rear yard.

5) Other than for access purposes, a landscaped buffer 3.0 m in width and meeting all other provisions of this By-law shall be provided along the front and side lot lines.

## 13.261 388 (Laxton)

All provisions of the IA zone shall apply except that:

1) The permitted use shall be limited to a:

   a) Pit

   b) Quarry

   c) Wood waste disposal site

2) A pit and/or quarry shall have a maximum combined total extraction limit of 20,000 tonnes per year including extraction from any portion of the same lot.

3) The wood waste disposal site shall be limited to a maximum area of 2 ha.

4) A pit and/or quarry shall have no minimum side or rear yard requirements where the lot abuts another IX or IX Exception Zone and a wood waste disposal site shall have minimum side and rear yards of 30 m except where the zone abuts another IX or IX Exception Zone.

5) For the purposes of this zone, a wood waste disposal site shall mean a facility for the disposal of wood waste which has been issued a Certificate of Approval by the Ministry of Environment and Energy.

## 13.262 389 (Eldon)

All provisions of the IA zone shall apply except that:

1) The permitted use shall be limited to a:

   a) Those uses permitted in the IR zone

   b) Dry-land marina

   c) Truss assembly or manufacturing plant predominantly conducted within a wholly enclosed building

   d) Building supply and equipment depot and sales

   e) Outside storage accessory to a permitted use

2) The minimum northern interior side yard for industrial buildings shall be 9.8 m.

3) The minimum northern interior side yard for accessory office building shall be 3.0 m.

4) The minimum southern interior side yard for industrial buildings shall be 45.0 m.

5) The minimum rear yard shall be 9.0 m.

6) The maximum lot coverage shall be 40%.

7) The minimum height of an opaque fence shall be 2.0 m constructed and maintained along the side lot line, to the north, where the IA-389 Zone abuts the RR1C Zone, from the front lot line to a depth of 65.0 m.

8) The minimum height of a continuous landscaped buffer, together with a combination earthen berm and opaque fence shall be 4.25 m constructed and maintained along the side lot line, to the south, where the IA-389 Zone abuts the AG Zone, from the front lot line to a depth of 62.0 m.

9) The continuous landscaped buffer shall consist of high- and low-level screening of evergreen vegetation which shall achieve a minimum height of 2.0 m and a minimum width of 1.25 m within two years of the passing of this By-Law.

10) The required landscaped buffer shall be in addition to any existing natural vegetation on the property.

11) The earthen berm shall be planted with grass or groundcovers to guard against erosion and enhance its visual amenity.

12) Outside storage accessory to a permitted use, shall be permitted within a fenced interior side or rear yard, and shall not be permitted within a fenced interior side or rear yard, and shall not be permitted within 10.0 m of the north lot line and 30.0 m of the south lot line.

13) The maximum lot coverage of all buildings and outside storage combined shall not exceed 50%.

14) The minimum distance between the side lot line to the south and any additional entrance to the property from Farms Road shall be 30 m.

## 13.263 390 (Emily)

All provisions of the IA zone shall apply except that:

1) The permitted use shall be limited to a:

   a) Dry light industry

   b) Agricultural produce storage facility

   c) Seed cleaning plant, feed mill

   d) Contractor's yard

   e) Farm implement sales and service

f) Warehousing

2) The maximum lot coverage shall be 15%.

## 13.264 391 (Emily)

All provisions of the IA zone shall apply except that:

1) The permitted use shall be limited to a:

a) Indoor storage of boats

b) Farm tractors

c) Mobile camper trailers

d) Motor vehicles

e) Motorized mobile homes

f) Motorized snow vehicles

g) Tourist trailers and trailers

## 13.265 397 (Eldon)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall be limited to a concrete batching plant.

## 13.266 398 (Fenelon)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall be limited to a sand and gravel pit and associated aggregate crushing, screening and blending operations.

2) Blending operations shall only be permitted within an area extending 200.0 m north from the south lot line and 350.0 m east from the west lot line of the property.

3) A minimum vertical separation of 2.0 m shall be provided between aggregate extraction or processing operations and the highest elevation of the groundwater table as it is found at any given point on the site.

4) No permitted aggregate extraction activities shall occur within 250.0 m of the northeast corner of the lot prior to August 15, 2011. Thereafter, permitted aggregate activities of extraction, crushing and screening may occur within 250.0 m of the northeast corner except during the period of May 15 to August 15 in any given year.

## 13.267 399 (Carden)

All provisions of the IA zone shall apply except that:

1) A recycling transfer depot shall be a permitted use.

## 13.268 402 (Bexley)

All provisions of the IX zone shall apply except that:

1) No aggregate crushing or screening equipment shall be permitted.

## Exception 403 (Eldon)

All provisions of the IX zone shall apply except that:

1) Access to the Concession Road, lying between Concessions 3 and 4 shall be over land zoned AG on the same lot.

## 13.269 404 (Emily)

All provisions of the IX zone shall apply except that:

1) The minimum lot area shall be 5.0 ha.

2) The minimum lot frontage shall be 0.0 m.

3) The minimum front yard shall be 30.0 m.

4) The minimum interior side yard shall be 15.0 m.

5) The minimum exterior side yard shall be 30.0 m.

## 13.270 405 (Fenelon)

All provisions of the IX zone shall apply except that:

1) Accessory uses shall be limited to equipment or plant associated with excavation, moving, screening, crushing, blending, mixing, stockpiling, weighing and haulage of on-site granular material.

2) An asphalt plant or a concrete batching plant shall not be permitted as an accessory use.

## 13.271 406 (Carden)

All provisions of the IA zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Truck and Heavy equipment garage

   b) Scale house and Scales

   c) Fuel storage

   d) Dimension stone processing and Storage yard

   e) Parking lot

   f) Accessory dwelling unit

   g) Access lane for a pit and/or quarry located in the IA Zone on the same lot

2) The minimum front yard setback shall be 54.0 m.

3) The minimum side yard setback shall be 30.0 m.

4) The minimum setback from the IA Zone shall be 20.0 m.

5) The maximum on-site fuel storage shall be 10,000 litres.

6) Landscaping and buffering are permitted within the front yard setback.

## 13.272 407 (Laxton)

All provisions of the ID zone shall apply except that:

1) The permitted uses shall be limited to a recycling depot.

2) A recycling depot means a facility for the sorting and temporary storage of recyclable materials such as glass, cans, newsprint and other non-hazardous recyclable materials, but does not include unlicensed motor vehicles, trees, tires, metal, salvage, liquids or hazardous wastes.

## 13.273 408 (Somerville)

All provisions of the IX zone shall apply except that:

1) The maximum annual production of aggregate extraction shall not exceed 20,000 tonnes.

## 13.274 410 (Emily)

All provisions of the IX zone shall apply except that:

1) Land shall have no minimum yard requirements with respect to a sand and gravel pit and the following minimum setbacks shall apply:

   a) 250.0 m. from a dwelling to a crushing plant where a sound barrier, comprised of aggregate stockpiles 8.0 m in height, is erected and maintained within the line-of-sight between the dwelling and the crushing plant.

   b) 100.0 m. From a dwelling to a screening plant where a sound barrier, comprised of aggregate stockpiles 8.0 m in height, is erected and maintained within the line-of-sight between the dwelling and the screening plant.

   c) No aggregate, recycled products, waste, asphalt, concrete, or any other similar materials shall be imported, except for topsoil.

## 13.275 411 (Somerville)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall include a quarry.

2) The minimum lot area shall be 10.0 ha.

3) The minimum setback from Highway 121 to excavation site shall be 200.0 m.

## 13.276 412 (Fenelon)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall be limited to Agricultural uses and a single detached dwelling.

2) No excavation setback shall be required where the IX-412 zone abuts a separate lot zoned and licenced for a sand and gravel pit.

3) A minimum vertical separation of 1.5 m shall be maintained between aggregate extraction and processing operations and the highest elevation of the groundwater table as it is found at any given point within the IX-412 zone.

## 13.277 414 (Fenelon)

All provisions of the IX zone shall apply except that:

1) No excavation setback shall be required where the IX-414 zone abuts a separate lot zoned and licensed for a sand and gravel pit.

2) A minimum vertical separation of 1.5 m shall be maintained between aggregate extraction and processing operations and the highest elevation of the groundwater table as it is found at any given point within the IX-414 zone.

## 13.278 415 (Somerville)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall include a quarry for dimensional stone.

2) The maximum annual production of aggregate extraction shall not exceed 20,000 tonnes.

3) The minimum vertical separation of 2.0 m shall be provided between aggregate extraction and the highest elevation of the groundwater as it is found at any given point on the property.

## 13.279 419 (Bexley)

All provisions of the ID zone shall apply except that:

1) The permitted uses shall be limited to a pit with a maximum extraction of 20,000 tonnes per year.

2) The minimum rear yard setback shall be 0.0 m where the lot abuts another ID Zone.

## 13.280 420 (Emily)

All provisions of the ID zone shall apply except that:

1) The permitted uses shall include a:

   a) Pit

   b) Quarry

   c) Wood waste disposal site

2) A pit and/or quarry shall have a maximum combined total extraction limit of 20,000 tonnes per year including extraction from any portion of the same lot zoned ID.

3) The wood waste disposal site shall be limited to a maximum area of 2.0 ha.

4) A pit and/or quarry shall have no minimum side or rear yard requirements where the lot abuts another ID Exception Zone and a wood waste disposal site shall have minimum side and rear yards of 30.0 m except where the zone abuts another ID Exception Zone.

5) For the purposes of this zone, a wood waste disposal site shall mean a facility for the disposal of wood waste which has been issued a Certificate of Approval by the Province.

## 13.281 422 (Bexley)

All provisions of the ID zone shall apply except that:

1) The permitted uses shall be limited to a sewage waste transfer station.

2) There are no minimum lot frontage requirements.

3) The minimum front, side and rear yards shall be 100.0 m.

4) The maximum lot coverage shall be 8%.

5) The minimum landscaped area shall be 50%.

6) A ‘sewage waste transfer station’ shall mean a facility for the temporary storage and treatment of sewage wastes, as defined by the Environmental Protection Act, including biosolids, processed organic wastes, sewage sludge or liquid and hauled sewage, as transported from the sites approved by the Province, pending the transfer of the waste material to approved disposal sites.

## 13.282 423 (Somerville)

All provisions of the ID zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Automotive engine and body repair shop

   b) Scrap yard

2) The minimum lot area shall be 9.9 ha.

3) The minimum lot frontage shall be 230.0 m.

4) The minimum front yard shall be 30.0 m.

5) The minimum side yard shall be 30.0 m.

6) The minimum year yard shall be 30.0 m.

## 13.283 424 (Ops)

All provisions of the ID zone shall apply except that:

1) The maximum building area within both zones combined shall be 1,900 sq. m of which not more than 100.0 sq. m may be used for a household hazardous waste depot.

2) No dumping or disposal of any waste material on a sanitary landfill site shall be permitted within the following setbacks:

   a) 30.0 m of land within any Industrial Zone category.

   b) 65.0 m of land within any zone category other than any category of Industrial Zone.

   c) 240.0 m of the northern property boundary.

   d) 0.0 m from any category of Industrial Disposal (MD) Zone.

## 13.284 425 (Ops)

All provisions of the ID zone shall apply except that:

1) The permitted uses shall be limited to:

   a) Sewage treatment facility.

   b) Storm water management facility, accessory to a landfill operation, that may occupy a maximum of 9.0 ha.

2) The minimum front yard shall be 12.0 m.

## 13.285 426 (Ops)

All provisions of the ID zone shall apply except that:

1) The permitted uses shall be limited to:

   a) Waste transfer station.

   b) Waste processing facility or uses accessory to a landfill operation.

2) The maximum building area shall be 1,900 sq. m of which not more than 100.0 sq. m may be used for a household hazardous waste depot.

3) The minimum setback for a building shall be 65.0 m from any zone category other than any category of ID Zone, from which no setback will be required.

## 13.286 427 (Manvers)

All provisions of the RR2C zone shall apply except that:

1) The only permitted uses shall be a triplex, duplex, converted dwelling containing no more than three units or a single detached dwelling.

2) The minimum lot area shall be 0.16 ha.

3) The minimum front and rear yard setbacks shall be 5.5 m.

## 13.287 429 (Manvers)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to a private open space use.

2) No buildings may be erected and no structural development other than an entrance, driveway, fencing, gates and similar accessory structures may be constructed or placed.

## 13.288 430 (Manvers)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to a telecommunication facility.

2) The minimum lot area shall be 900.0 sq. m..

3) The minimum lot frontage shall be 25.0 m.

4) The minimum front yard shall be 16.0 m.

5) The minimum side yard shall be 6.0 m.

6) The minimum rear yard shall be 6.0 m.

## 13.289 432 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to a nature reserve.

2) No building or structure shall be erected or used except for flood or erosion control and docking facilities.

3) An unbroken shoreline naturalization buffer shall be maintained between the high water mark and the EP-432 Zone.

4) The nature reserve is to be kept in its natural state with no dredging or filling permitted. Vegetation and tree cutting shall only be carried out to maintain the nature reserve in a healthy state. As part of the nature reserve, a path or hiking trail system will be permitted.

5) The high water mark means the maximum high water level of 247.76 m CGD for Sturgeon Lake.

6) A nature reserve means an area selected to represent distinctive natural habitats and landforms and are protected for interpretive, educational and research purposes.

## 13.290 433 (Ops)

All provisions of the OS zone shall apply except that:

1) The permitted uses shall include a:

   a) A dwelling unit, accessory to a camping area

   b) Cottage

   c) Accessory convenience store

   d) Camping area, picnic area

   e) Recreational or institutional facilities associated with the main use

## 13.291 434 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to passive recreation uses and a beach. A walkway or path is permitted within this zone and the area shall be planted and maintained with native species of vegetation except in the beach area. No buildings or structures are permitted within this zone.

## 13.292 435 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to a passive recreational pathway/boardwalk system with appropriately located viewing platforms, which shall consist of continuous and self-contained walking and a cross-country ski trail.

## 13.293 436 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to accessory to residential uses save and except for any habitable buildings.

## 13.294 437 (Verulam)

All provisions of the EP zone shall apply except that:

1) The existing boathouse shall be permitted provided it does not exceed 8.4 m by 5.0 m (452.0 sq. m.) and 5.5 m. in height.

## 13.295 439 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to:

    a) Floating type boat docking and mooring system to be operated during the boating season

    b) An unenclosed gazebo structure

c) Outdoor barbeque area

2) The minimum front yard shall be 21.0 m.

3) The minimum side yard shall be 3.8 m.

4) The minimum rear yard shall be 28.0 m.

5) The maximum building area shall be 52.0 sq. m.

6) The maximum building height shall be 5.0 m.

## 13.296 440 (Ops)

All provisions of the OS zone shall apply except that:

1) Residential uses shall be prohibited

2) The permitted uses shall include a:

a) Cemetery

b) Place of worship

## 13.297 442 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to boat docking and mooring.

2) The boat docking and mooring facility shall be of a floating type dock that is only permitted during the boating season.

## 13.298 446 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall include:

a) A private park

b) Recreation structures which are not enclosed, such as tennis courts, picnic shelters, and playground equipment, and a maximum of two enclosed recreational structures, provided such structural development does not exceed a maximum lot

coverage of 3% as determined by the zone boundaries and is set back a minimum of 15.0 m from land zoned EP

## 13.299 447 (Ops)

All provisions of the OS zone shall apply except that:

1) The permitted uses shall include a non-profit recreation centre.

2) The maximum number of sports fields shall be three.

3) No building or structure shall be located closer than 120.0 m to the Provincially Significant Wetland.

4) A Private Non-Profit Recreation Centre is defined as a facility owned and operated by a non-profit organization with legal standing offering recreational facilities and services to the general public. Any of a club house, community hall or facility, sport fields, recreation rooms, washrooms and medical care facilities may be provided.

## 13.300 448 (Ops)

All provisions of the OS zone shall apply except that:

1) The permitted uses shall be limited to a 20.0 sq. m. dock.

2) Vehicular parking or storage on the property shall be prohibited.

## 13.301 449 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to conservation uses and a landscaped open space area comprised only of natural or native vegetation.

## 13.302 450 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to conservation uses, forestry and flood and erosion control works.

## 13.303 458 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 1600.0 sq. m.

## 13.304 459 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum setback for all buildings and structures from the boundary of the EP zone shall be 15.0 m.

## 13.305 461 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 4000.0 sq. m.

2) The minimum lot frontage shall be 25.0 m.

3) The minimum setback from EP-449 zone shall be 3.0 m

4) The minimum exterior opening elevation for any habitable structure shall be 248.7 m C.G.D.

## 13.306 462 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot frontage shall be 35.0 m.

2) The minimum water frontage shall be 35.0 m.

3) The minimum water setback for new habitable development shall be 15.0 m based on a lake water surface elevation of 247.8 m CGD.

4) Notwithstanding the minimum water setback, where a new dwelling is proposed, and an existing dwelling on an immediately abutting lot has a water setback of 30.0 m. or greater, the proposed dwelling shall be setback from the shore lot line that distance necessary to ensure that it does not extend, by more than 5%, beyond a sight line projected, from the nearest corner, at a 135 degree angle from the plane of the main wall of the existing dwelling, nearest to

the shore lot line. This provision shall not apply to additions to existing dwellings. For the purposes of this subsection the reference to 5% shall mean 5% of the main wall of the dwelling nearest to the mutual side lot line separating the two lots.

5) The minimum exterior opening elevation for new habitable structures shall be 248.7 m CGD.

## 13.307 463 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) Frontage on a public street shall include a public street separated from the lot by a 0.3 m reserve and the front lot line is the shortest lot line abutting a private right-of-way or a City Road allowance.

## 13.308 465 (Verulam)

All provisions of the RR3D zone shall apply except that:

No principal or accessory buildings or structures shall be permitted within 5 metres of the rear lot line except for a fence adjacent to or on the lot line

A maximum of one dwelling unit per lot is permitted.

## 13.309 466 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 3800.0 sq. m.

2) The minimum lot frontage shall be 35.0 m.

3) The minimum front yard depth shall be 6.0 m.

4) The minimum side yard width shall be 3.0 m.

5) The minimum rear yard depth shall be 7.0 m.

6) The maximum lot coverage shall be 20%.

7) The minimum dwelling unit area shall be 93 sq. m.

## 13.310 467 (Sturgeon Point)

All provisions of the RR3D zone shall apply except that:

1) The permitted uses shall be limited to:

   a) Landscaping

   b) Uses accessory to a single detached dwelling, exclusive of buildings or structures

## 13.311 468 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) A single detached dwelling shall be prohibited.

2) The permitted uses shall include buildings and structures accessory to adjacent developed residential lots.

3) The maximum lot area shall be 817.0 sq. m.

4) The maximum lot frontage shall be 24.0 m.

5) The maximum number of accessory buildings shall be two.

6) The lot coverage for all buildings shall not exceed 10%of the lot, to a maximum of 81.0 sq. m.

7) The maximum building height shall be 4.0 m.

## 13.312 471 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot frontage shall be 32.0 m.

## 13.313 472 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 1735.0 sq. m.

2) The minimum lot frontage shall be 30.0 m.

## 13.314 474 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 1.6 ha.

2) The minimum lot frontage shall be 152.0 m.

## 13.315 475 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 0.7 ha.

2) The minimum lot frontage shall be 75.0 m.

## 13.316 480 (Bexley)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 2.80 ha.

2) The minimum lot frontage shall be 55.0 m.

## 13.317 481 (Carden)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 4.0 ha.

2) The minimum lot frontage shall be 134.1 m.

## 13.318 482 (Dalton)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to:

   a) Single detached dwelling, in accordance with the RR1B zone provisions

   b) The keeping of a maximum of three horses.

2) The minimum lot area shall be 1.8 ha.

3) The minimum lot frontage shall be 165 m.

4) The provisions of the AG zone shall apply to any accessory building used to house horses.

## 13.319 483 (Somerville)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a custom workshop or a carpentry shop.

2) The minimum front yard shall be 40.0 m.

3) The minimum side yard shall be 25.0 m.

4) The minimum separation distance to a dwelling on a separate lot shall be 60.0 m.

5) The maximum floor area shall be 140.0 m.

6) A landscaped buffer comprised of existing vegetation and consistent with the provisions of this By-law shall be maintained along the northern lot line within 45.0 m of a custom workshop or a woodworking and carpentry shop.

## 13.320 484 (Bexley)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 6.0 ha.

2) The minimum lot frontage shall be 150.0 m.

## 13.321 485 (Carden)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 18.0 ha.

## 13.322 486 (Dalton)

All provisions of the AG zone shall apply except that:

1) A kennel shall be a permitted use.

## 13.323 487 (Somerville)

All provisions of the AG and FD zones shall apply except that:

1) The minimum lot area shall be 4.0 ha.

2) The minimum setback from an industrial zone shall be 60.0 m.

3) No exterior opening in any dwelling unit shall be permitted below a minimum contour elevation of 256.8 m C.G.S.

## 13.324 488 (Bexley)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to agricultural, or forestry uses.

## 13.325 489 (Dalton)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Private boat docking

   b) Private boat launching

   c) Private parking lot

2) Accessory structures located on land zoned AG-489 shall not be erected within 3.0 m of the boundary of the AG-489 Zone.

3) The minimum water setback for a boat house shall be 30.0 m.

## 13.326 490 (Somerville)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 6.0 ha.

2) The minimum frontage shall be 20.0 m.

3) The minimum water setback shall be 30.0 m.

## 13.327 492 (Carden)

All provisions of the AG zone shall apply except that:

1) The minimum lot frontage shall be 8.0 m.

## 13.328 494 (Somerville)

All provisions of the AG zone shall apply except that:

1) An off-road motorcycle facility with accessory camping facilities shall be a permitted use.

2) A minimum distance of 200.0 m must be maintained between any trail facility and the wetland located to the south in Concession 3.

3) The use of off-road vehicles on the site is restricted to the daytime period (7:00am to 7:00 pm).

4) The number of vehicles operating at the facility is restricted to:

    a) 40 motorcycles on the closed course (20 if professional riders)

    b) 15 motorcycles on the hare scramble course

    c) 15 ATVs on the ATV course.

5) All motorcycles using the facility must have of sound emission level of 99dBA or less (as tested using the procedures of SAEJ1287).

6) Site Plan Approval is required for the development of an off-road motorcycle facility.

7) An automobile racing facility which includes rallies, testing, tuning, and schooling is a permitted use.

8) The following requirements apply:

    a) A minimum distance of 200 m must be maintained between any of the above noted permitted uses and the wetland located to the south in Concession 3.

b) That the hours of operation for the automobile racing facility be 9:00 a.m. to 7:00 p.m. from May 1 to October 15 and 9:00 a.m. to 11:00 p.m. from October 16 to April 30, with events after 7:00 p.m. being restricted to one per month between October 16 and April 30.

c) All automobile vehicles using the automobile racing facility shall be deemed street legal in accordance with the Highway Traffic Act.

d) All automobile vehicles using the automobile racing facility must have a sound emission level of 86dbA or less in accordance with the Rally Regulations of the Canadian Association of Rallysport (the maximum permitted noise level from the exhaust system shall be 86 dbA with the engine idling at 3500 RPM, measured from a distance of 15 m.)

e) Site plan approval is required for the development of an automobile racing facility.

## 13.329 495 (Bexley)

All provisions of the AG zone shall apply except that:

1) Only existing uses and landscaping, screening, and conservation uses shall be permitted.

## 13.330 498 (Somerville)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 5.6 ha

## 13.331 499 (Bexley)

All provisions of the AG zone shall apply except that:

1) The minimum setback between a dwelling and a sewage storage facility shall be 300.0 m or 200.0 m from an abutting ID zone, whichever is greater.

## 13.332 500 (Carden)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 19.0 ha.

## 13.333 501 (Dalton)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 29.0 ha.

## 13.334 502 (Somerville)

All provisions of the AG zone shall apply except that:

1) A maximum of two single detached dwellings is permitted.

## 13.335 503 (Dalton)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 13.0 ha.

## 13.336 504 (Carden)

All provisions of the AG zone shall apply except that:

1) A single detached dwelling and home occupation shall be prohibited.

## 13.337 505 (Ops)

All provisions of the RMH zone shall apply except that:

1) The maximum number of dwelling units per lot shall be those that existed on November 7, 1988.

2) The maximum number of mobile home sites shall be those that existed on November 7, 1988.

## 13.338 506 (Somerville)

All provisions of the RMH zone shall apply except that:

1) The permitted uses shall include a convenience store.

2) The minimum lot frontage shall be 10.0 m.

3) The minimum setback for all yards shall be 7.5 m.

4) The minimum mobile home site frontage shall be 18.0 m.

5) The minimum mobile home site area shall be 764.0 sq. m.

6) The minimum mobile home setback for all yards except side yard which shall be 2.5 m, shall be 7.5 m.

7) The maximum convenience store floor area shall be 93.0 sq. m.

8) The maximum number of mobile homes shall be 50.

## 13.339 507 (Manvers)

All provisions of the RMH zone shall apply except that:

1) The maximum number of mobile home sites shall be 14.

2) In addition to the mobile home sites, one single detached dwelling shall be permitted to be used by someone who maintains and manages the mobile home park.

3) An office may be permitted as an accessory use to the dwelling.

## 13.340 508 (Verulam)

All provisions of the RR1B zone shall apply except that:

1) The permitted uses shall include a kennel.

2) The minimum lot area shall be 2900.0 sq. m.

3) The minimum lot frontage shall be 24.0 m.

4) The minimum front yard for a kennel shall be 65.0 m

5) The minimum interior side yard for a kennel shall be:

   a) South side: 10.0 m

   b) North side 3.0 m

6) The maximum floor area for a kennel shall be 115.0 sq. m.

## 13.341 511 (Verulam)

All provisions of the RR1B zone shall apply except that:

1) The minimum lot frontage shall be 35.0 m.

2) The minimum setback from an existing barn on a separate lot shall be 92.0 m.

3) The lot area shall be measured including land zoned EP.

## 13.342 513 (Verulam)

All provisions of the RR1B zone shall apply except that:

1) The minimum lot frontage shall be 32.0 m.

## 13.343 514 (Ops)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall include a single detached dwelling.

2) The minimum lot area shall be 3,000 sq. m.

## 13.344 515 (Ops)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall include a group home.

2) The group home is permitted in the existing dwelling, on a lot having minimum area of 0.22 ha.

## 13.345 516 (Bexley)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 0.80 ha.

## 13.346 517 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot frontage shall be 27.4 m.

2) The minimum water setback shall be 45.0 m.

3) The minimum tile bed water setback shall be 76.0 m.

4) The minimum lot depth shall be 106.0 m.

## 13.347 518 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 4,000 sq. m.

## 13.348 519 (Laxton)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 4,000 sq. m.

## 13.349 520 (Carden)

All provisions of the RR1B zone shall apply except that:

1) The permitted uses shall include a group home.

## 13.350 521 (Dalton)

All provisions of the RR1B zone shall apply except that:

1) The permitted uses shall include a group home.

## 13.351 522 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 4,000 sq. m.

## 13.352 523 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 5,000 sq. m.
2) The minimum lot frontage shall be 79.0 m.
3) The minimum western side yard shall be 9.0 m.
4) The minimum eastern side yard shall be 4.5 m.
5) The minimum rear yard shall be 30.0 m.

## 13.353 524 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 6,500 sq. m.
2) The minimum lot frontage shall be 70.0 m.
3) The minimum interior side yard shall be 7.5 m.
4) The minimum rear side yard shall be 7.5 m.
5) The maximum rear side yard shall be 33.5 m.
6) The maximum lot coverage shall be 10%.

## 13.354 525 (Somerville)

All provisions of the RR1A zone shall apply except that:

1) Lot frontage and access to land may be via a common element (i.e., road) of a Condominium Corporation.

## 13.355 526 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot frontage shall be 33.5 m.

2) The minimum front yard shall be 43.0 m.

3) The minimum side yard shall be 7.5 m

4) The maximum lot coverage shall be 20%.

## 13.356 527 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 9,000 sq. m.

2) The minimum lot frontage shall be 70.0 m.

3) The minimum interior side yard shall be 7.5 m.

4) The minimum rear side yard shall be 7.5 m.

5) The maximum rear side yard shall be 55.0 m.

6) The maximum lot coverage shall be 10%.

## 13.357 528 (Somerville)

All provisions of the RR1A zone shall apply except that:

1) All exterior openings in any habitable building or structure shall be above the 100.6 m contour elevation C.G.S. datum.

## 13.358 529 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 2.5 ha.

2) The minimum lot frontage shall be 75.0 m.

## 13.359 530 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1,900 sq. m.

2) The minimum lot frontage shall be 15.0 m.

## 13.360 531 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 6.0 ha.

2) The minimum lot frontage shall be 125.0 m.

## 13.361 532 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall include a welding shop located within a wholly enclosed building.

2) The minimum front yard shall be 7.5 m.

3) The minimum interior side yard shall be 3.0 m.

4) The minimum rear yard shall be 7.5 m.

5) The maximum gross floor area shall be 110.0 sq. m.

6) Outside storage of materials or equipment shall be prohibited.

## 13.362 533 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 2,200 sq. m.

2) The minimum rear yard shall be 20.0 m.

3) The maximum lot coverage shall be 25%.

## 13.363 534 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall be limited to a welding shop located within a wholly enclosed building

2) The minimum front yard shall be 30.0 m.

3) The minimum interior side yard shall be 7.5 m.

4) The minimum rear yard shall be 30.0 m.

5) The maximum gross floor area shall be 150.0 sq. m.

6) Outside storage of materials or equipment shall be prohibited.

## 13.364 535 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum front yard shall be 30.5 m.

2) The minimum exterior side yard shall be 30.5 m.

## 13.365 536 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall be limited to a building accessory to a single detached dwelling.

2) A single detached dwelling shall not be permitted.

3) The minimum lot area shall be 950.0 sq. m.

4) The minimum lot frontage shall be 10.0 m.

## 13.366 537 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.3 ha.

2) The minimum lot frontage shall be 45.0 m.

## 13.367 538 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 500.0 sq. m.

2) The minimum lot frontage shall be 95.0 m.

3) The maximum lot coverage shall be 10.0%.

## 13.368 539 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 5,500 sq. m.

## 13.369 540 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 5.0 ha.

2) The minimum lot frontage shall be 320.0 m.

## 13.370 541 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall be limited to landscaping and uses accessory to a single detached dwelling.

## 13.371 542 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 0.87 ha.

2) The minimum setback from the westerly side lot line for all buildings and structures shall be 15.0 m.

3) The maximum height for an accessory building with over 100 sq. m of floor area shall be 6.1 m.

4) The minimum side yard for an accessory building exceeding 5.0 m in height 3.0 m.

5) The minimum lot width shall be 114.0 m.

## 13.372 544 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall include a boarding or rooming house.

## 13.373 548 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.88 ha.

2) The minimum lot frontage shall be 93.0 m.

3) The minimum exterior side yard shall be 34.0 m.

## 13.374 549 (Bexley)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 0.80 ha.

2) The minimum lot frontage shall be 0.0 m.

3) The minimum lot width shall be 106.0 m.

## 13.375 550 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 7,000 sq. m.

2) The minimum lot frontage shall be 34.0 m.

## 13.376 551 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Single detached dwelling

b) Workshop and showroom for the construction and sale of wooden cabinets

2) Workshop and showroom combined shall not exceed a maximum gross floor area equal to 45% of the total floor area of all buildings

3) The workshop shall be located in an accessory building located in the rear yard

4) The showroom shall be located in the garage of the single detached dwelling

5) The showroom and workshop shall be subject to the parking provisions applicable to retail and manufacturing and processing uses, respectively.

## 13.377 552 (Laxton)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 10.0 ha.

## 13.378 553 (Dalton)

All provisions of the RR1B zone shall apply except that:

1) The existing barn is a permitted accessory structure, exclusive of livestock use.

## 13.379 554 (Eldon)

All provisions of the RR1C zone shall apply except that:

1) The permitted uses shall be limited to existing uses and structures, except where a permit for a new building, structure or addition has been issued by the Lake Simcoe Conservation Authority, or a subsequent authority, pursuant to a regulation established the under authority of the Conservation Authorities Act.

## 13.380 555 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) The minimum lot frontage shall be 68.0 m.

3) The minimum front yard shall be 39.6 m.

4) Land within the minimum water setback shall be subject to the following additional requirements:

   a) All land within the 30.0 m minimum water setback shall be maintained as a natural vegetation buffer. Within the natural vegetation buffer, no maintenance, including cutting, shall occur to the existing lawn in order to permit the natural regeneration of vegetation to facilitate ecological succession.

   b) An area comprising a length no greater than 25% of the shoreline lot frontage, and a depth the span of the minimum water setback may be maintained as landscaped open space in order to provide recreational amenity space and access to Pigeon Lake.

   c) Existing structures within the minimum water setback, as of the date of passing of this by-law, that are authorized by a Conservation Authority or Parks Canada – Trent Severn Waterway, having jurisdiction, are permitted.

   d) The erection of a dock parallel to the shoreline, a pump house and a boat house within the landscaped open space area identified in sub-clause b) is permitted.

   e) A boat house, pump house, or docking facility may be erected and used in a yard fronting on a navigable waterway provided that the approval of any other approval authority having jurisdiction within this area has been obtained and further provided the location complies with the required minimum side yard for accessory buildings or structures.

## 13.381 557 (Somerville)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall be limited to a single detached dwelling.

2) The parking or storage of travel trailers, park model trailers, mobile homes, motorized mobile homes, mobile camper trailers or truck campers is prohibited.

3) The minimum lot area shall be 2.5 ha.

4) The minimum lot frontage shall be 135.0 m.

5) The minimum front yard shall be 15.0 m.

6) The minimum exterior side yard shall be 15.0 m.

7) The minimum side yard shall be 6.0 m.

8) The minimum rear yard shall be 15.0 m.

9) The maximum lot coverage shall be 5%.

## 13.382 559 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) The minimum lot frontage shall be 68.0 m.

3) Land within the minimum water setback shall be subject to the following additional requirements:

   a) All land within the minimum 30.0 m water setback shall be maintained as a natural vegetation buffer. Within the natural vegetation buffer no maintenance, including cutting, shall occur to the existing lawn in order to permit the natural regeneration of vegetation to facilitate ecological succession.

   b) An area comprising a length no greater than 25% of the shoreline lot frontage, and a depth the span of the minimum water setback may be maintained as landscaped open space in order to provide recreational amenity space and access to Pigeon Lake.

   c) Existing structures within the minimum water setback, as of the date of passing of this by-law, that are authorized by a Conservation Authority or Parks

Canada – Trent Severn Waterway, having jurisdiction, are permitted.

d) The erection of a dock parallel to the shoreline, a pump house and a boat house within the landscaped open space area identified within sub-clause b) is permitted.

e) A boat house, pump house, or docking facility may be erected and used in a yard fronting on a navigable waterway provided that the approval of any other approval authority having jurisdiction within this area has been obtained and further provided the location complies with the required minimum side yard for accessory buildings or structures.

## 13.383 560 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall be limited to the retail sales of arts and crafts within an enclosed building and a maximum gross floor area of 90.0 sq. m.

## 13.384 561 (Mariposa)

All provisions of the RR1A zone shall apply except that:

1) The minimum exterior opening elevation for any dwelling unit shall be equal to the centre line elevation of Concession Road 13, adjacent to the RR1A-561 Zone, plus 0.5 m.

## 13.385 562 (Somerville)

All provisions of the RR1A zone shall apply except that:

1) The permitted uses shall be limited to a single detached dwelling.

2) The minimum lot area shall be 1.2 ha m.

3) The minimum lot frontage shall be 90.0 m.

4) The minimum front yard shall be 20.0 m.

5) The minimum side yard shall be 20.0 m.

6) The minimum rear yard shall be 30.0 m.

7) The minimum floor area shall be 135.0 sq. m.

8) The maximum lot coverage shall be 10%.

## 13.386 563 (Eldon)

All provisions of the RR1C zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) A maximum of two accessory buildings or structures, exclusive of an unenclosed pool, may be permitted, with a maximum lot coverage for accessory buildings or structures of 325.0 sq. m.

## 13.387 564 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 8,000.0 sq. m.

2) The minimum lot frontage along the longest uninterrupted portion of front lot line shall be 30.0 m.

## 13.388 566 (Somerville)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 8,000 sq. m.

2) The minimum lot frontage shall be 30.0 m.

3) The minimum front yard shall be 9.0 m.

4) The minimum interior side yard shall be 7.5 m.

5) The minimum exterior yard shall be 15.0 m.

6) The minimum rear yard shall be 7.5 m.

7) The minimum floor area per dwelling unit shall be 84.0 sq. m.

8) The minimum setback from top of riverbank slope shall be 30.0 m.

9) The minimum accessory building setbacks:

   a) From any property boundary: 2.0 m.

   b) From a main building or structure: 1.5 m

10) The maximum floor area for accessory uses shall be 15.0 sq. m.

11) The maximum lot coverage for all structures shall be 5%.

12) The maximum building height shall be 11.0 m.

**568 (Somerville)**

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) The minimum lot frontage shall be 90.0 m.

**13.389 569 (Emily)**

All provisions of the RR1A zone shall apply except that:

1) The minimum setback for a dwelling from the southernmost part of the lot shall be 70.0 m.

**13.390 570 (Fenelon)**

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 2.1 ha.

2) The minimum lot frontage shall be 125.0 m.

3) The minimum front yard shall be 125.0 m.

4) The minimum rear side yard shall be 10.0 m.

5) The minimum interior north side yard shall be 25.0 m.

6) The minimum interior south side yard shall be 75.0 m.

7) The minimum water setback shall be 15.0 m,

8) The maximum lot coverage shall be 2%.

## 13.391 572 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.3 ha.

2) The minimum lot frontage shall be 60.0 m.

## 13.392 573 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.3 ha.

2) The minimum lot frontage shall be 60.0 m

## 13.393 575 (Somerville)

All provisions of the RR1A zone shall apply except that:

1) Exterior openings in any habitable structure shall be above the 260.0 m contour elevation C.G.S. Datum.

## 13.394 577 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 3.0 ha.

2) The minimum lot frontage shall be 34.0 m.

## 13.395 578 (Fenelon)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 7,500.0 sq. m.

2) The minimum lot frontage shall be 70.0 m.

3) The minimum front yard shall be 30.0 m.

4) The minimum interior side yard shall be 7.5 m.

5) The minimum rear side yard shall be 7.5 m.

6) The maximum rear side yard shall be 38.0 m.

7) The maximum lot coverage shall be 10%.

## 13.396 579 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) The minimum lot area shall be 7.5 ha.

2) The minimum lot frontage shall be 85.0 m.

3) The minimum rear yard shall be 34.0 m.

4) The minimum eastern side yard shall be 48.0 m.

5) The minimum western side yard shall be 16.0 m.

## 13.397 580 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) The permitted uses shall include:

   a) A metal workshop for the fabrication of metal and manufacture of steel railings and stairways carried on within a totally enclosed accessory building with no outside storage of parts or products shall be permitted.

2) The minimum lot area shall be 0.8 ha.

3) The minimum lot frontage shall be 135.0 m.

4) The minimum side yard shall be 4.0 m.

5) The maximum metal workshop floor area shall be 98.0 m.

## 13.398 581 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) A converted dwelling with a maximum of two dwelling units may be erected, provided that:

   a) The minimum setback from an existing barn housing livestock on a separate lot shall be 140.0 m.

b) A contiguous area not less than 2,060 sq. m. in size shall be maintained in the rear yard for sewage disposal purposes and shall remain free of buildings or structures.

## 13.399 582 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) The minimum front yard shall be 26.0 m.

## 13.400 586 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) The minimum lot area shall be 0.6 ha.

2) The minimum lot frontage shall be 120 m.

3) The minimum setback from the EP zone shall be 6.0 m.

## 13.401 587 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) The minimum lot area shall be 2.8 ha.

2) The minimum lot frontage shall be 200.0 m.

3) The minimum setback from the EP zone shall be 6.0 m.

## 13.402 590 (Somerville)

All provisions of the RR2B zone shall apply except that:

1) The minimum lot area shall be 3,000 sq. m.

2) The minimum lot frontage shall be 80.0 m.

3) The minimum eastern side yard shall be 12.0 m.

4) The minimum western side yard shall be 22.9 m.

## 13.403 592 (Emily)

All provisions of the RR2A zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) The minimum lot frontage shall be 25.0 m.

## 13.404 594 (Somerville)

All provisions of the RR2B zone shall apply except that:

1) The minimum lot area shall be 1,951 sq. m.

2) The minimum lot frontage shall be 27.0 m.

## 13.405 596 (Carden)

All provisions of the RR2A zone shall apply except that:

1) The minimum rear yard shall be 20.0 m.

## 13.406 599 (Somerville)

All provisions of the RR2B zone shall apply except that:

1) The minimum lot area shall be 1,850 sq. m.

2) The minimum front yard shall be 9.0 m.

3) The minimum exterior side yard shall be 9.0 m.

## 13.407 601 (Emily)

All provisions of the RR2A zone shall apply except that:

1) Residential uses and a swimming pool shall be prohibited uses.

## 13.408 602 (Somerville)

All provisions of the RR2B zone shall apply except that:

1) The minimum lot area shall be 3,344 sq. m.

2) The minimum lot frontage shall be 55.0 m.

3) The minimum side yard shall be 4.5 m.

4) The minimum dwelling unit area shall be 59.0 sq. m.

## 13.409 604 (Emily)

All provisions of the RR2A zone shall apply except that:

1) A home occupation may occupy up to 44% of the combined total gross floor area of the existing dwelling and the existing accessory building to incorporate the use of the existing enclosed outdoor pool as part of the home occupation.

2) A retail shop for the sale and rental of scuba gear and equipment may also be permitted within a home occupation.

## 13.410 605 (Somerville)

All provisions of the RR2B zone shall apply except that:

1) The minimum lot area shall be 700.0 sq. m.

2) The minimum lot frontage shall be 24.0 m.

3) The maximum lot coverage shall be 20%.

4) The maximum dwelling unit floor area shall be 100.0 sq. m.

## 13.411 606 (Carden)

All provisions of the RR2A zone shall apply except that:

1) The minimum lot area shall be 2.0 ha.

## 13.412 607 (Carden)

All provisions of the RR2A zone shall apply except that:

1) The minimum lot area shall be 1.25 ha.

## 13.413 608 (Somerville)

All provisions of the RR2B zone shall apply except that:

1) The permitted uses shall include a motion picture theatre and motion picture museum.

## 13.414 609 (Carden)

All provisions of the RR2A zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

## 13.415 610 (Somerville)

All provisions of the RR2B zone shall apply except that:

1) The minimum lot area shall be 900 sq. m.

2) The minimum lot frontage shall be 15.0 m.

## 13.416 611 (Somerville)

All provisions of the RR2B zone shall apply except that:

1) The permitted uses shall include a converted dwelling containing four residential dwelling units.

2) The minimum lot area shall be 768.0 sq. m.

3) The minimum lot frontage shall be 15.0 m.

4) The minimum front yard shall be 3.0 m.

5) The minimum dwelling unit floor area for the first unit shall be 42.7 sq. m.

6) The minimum dwelling unit floor area for additional units shall be 46.5 sq. m.

7) The minimum parking spaces shall be six.

## 13.417 612 (Manvers)

All provisions of the RR2C zone shall apply except that:

1) The minimum lot area shall be 0.4 ha.

2) The minimum lot frontage shall be 30.0 m.

3) The minimum rear yard shall be 10.0 m.

4) The minimum exterior side yard shall be 10.0 m.

## 13.418 613 (Manvers)

All provisions of the RR2C zone shall apply except that:

1) The minimum lot area shall be 0.4 ha.

2) The minimum lot frontage shall be 30.0 m.

3) The minimum front yard shall be 7.5 m.

4) The minimum rear yard shall be 10.0 m.

5) A detached garage may be permitted in the front yard and shall be subject to a minimum front yard of 10.0 m and a minimum side yard of 3.0 m.

## 13.419 615 (Manvers)

All provisions of the RR2C zone shall apply except that:

1) A detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:

   a) 10.0 m from the front lot line

   b) 10.0 m from an exterior side lot line

   c) 3.0 m from an interior side lot line

## 13.420 616 (Manvers)

All provisions of the RR2C zone shall apply except that:

1) The minimum lot frontage shall be 19.8 m.

2) The minimum front yard shall be 42.7 m.

## 13.421 617 (Manvers)

All provisions of the RR2C zone shall apply except that:

1) The minimum western side yard shall be 27.0 m.

2) The minimum setback for any accessory building or structure from the boundary of a municipal easement shall be 3.0 m.

## 13.422 618 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The permitted uses shall include a recreational and educational camp for children and youth operated on a non-profit basis or for charitable purposes.

## 13.423 619 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The permitted uses shall include a recreational and educational camp for children and youth operated on a non-profit basis or for charitable purposes.

## 13.424 620 (Eldon)

All provisions of the RR3A zone shall apply except that:

1) The permitted uses shall be limited to a garage and/or boathouse and within this accessory building, habitable rooms or sanitary facilities shall not be permitted.

## 13.425 624 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The permitted uses shall be limited to a private tennis court and buildings accessory to a single detached dwelling. A single detached dwelling or vacation dwelling shall not be permitted.

2) The lot and building requirement for the RR3B zone shall apply to such accessory buildings.

## 13.426 626 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum water setback shall be 20.0 m. from the normal water level of 247.8 m.

## 13.427 627 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The exterior openings in any habitable structure shall be above the 261.18 m contour elevation C.G.S. Datum.

## 13.428 628 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 1,300.0 sq. m.

2) The maximum lot coverage shall be 15%

3) The maximum gross floor area for single detached dwelling shall be 155.0 sq. m.

## 13.429 629 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The permitted uses shall be limited to a dock rental business and associated parking, with no enclosed buildings and no expansion of the existing docking facilities.

2) The minimum lot frontage shall be 25.0 m.

## 13.430 630 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot frontage shall be 18.0 m.

## 13.431 631 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 1,100 sq. m.

2) The minimum lot frontage shall be 13.0 m.

3) The maximum lot coverage shall be 15%

4) The rear lot line shall be the lot line closest to and roughly parallel with the shoreline of the dredged canal to the north.

## 13.432 632 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot frontage shall be 14.6 m.

2) The minimum shore lot line shall be 57.0 m.

## 13.433 633 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot frontage shall be 21.0 m.

## 13.434 634 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot size shall be 4,500 sq. m.

2) The minimum water setback for all habitable buildings shall be 30.0 m. from the normal high-water mark of Balsam Lake, which is 256.5 m.

3) Within the water setback, one dry double wide boat house together with a marine railway with the boathouse shall be permitted provided the boathouse does not exceed 9.2 m by 9.2 m, plus the roof overhangs not exceeding 76.0 cm on each side.

4) A 15.0 m buffer shall be maintained adjacent to Balsam Lake and the only permitted uses within this buffer shall be

the above noted boathouse, docking facilities and a maximum of two walkways not exceeding 1.2 m in width.

5) Septic beds shall not be permitted within the buffer area.

6) Within the 15.0 m buffer, natural vegetation, native to Ontario, including ground cover, wildflowers, shrubs and trees will be required and conventional lawns shall not be permitted. The exception to this is any boathouse, marine railway or walkway that is permitted within the buffer.

## 13.435 635 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot size shall be 4,400 sq. m.

2) The minimum water setback for all habitable buildings shall be 30.0 m. from the normal high-water mark of Balsam Lake, which is 256.5 m.

3) Within the water setback, one dry double wide boat house together with a marine railway with the boathouse shall be permitted provided the boathouse does not exceed 9.2 m by 9.2 m plus the roof overhangs not exceeding 0.76 m on each side.

4) A 30.0 m buffer shall be maintained adjacent to Balsam Lake and the only permitted uses within this buffer shall be the above noted boathouse, docking facilities and a maximum of two walkways not exceeding 1.2 m in width.

5) Septic beds shall not be permitted within the buffer area.

6) Within the 30.0 m buffer, natural vegetation, native to Ontario, including ground cover, wildflowers, shrubs and trees will be required and conventional lawns shall not be permitted. The exception to this is any boathouse, marine railway or walkway that is permitted within the buffer.

## 13.436 636 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) A private cabin having a maximum gross floor area of 68.0 sq. m. and containing cooking and sanitary facilities shall be permitted.

## 13.437 639 (Somerville – Four Mile Lake)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 6,400 sq. m.

2) The minimum lot frontage shall be 70.0 m.

3) The minimum front yard shall be 8.0 m.

4) The minimum side yard shall be 3.0 m.

5) The minimum rear yard shall be 15.0 m.

6) The minimum water setback shall be 30.0 m.

7) The minimum dwelling unit floor area shall be 56.0 sq. m.

8) A bed and breakfast shall be limited to a maximum of two (2) guest rooms.

## 13.438 642 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 1,998 sq. m.

## 13.439 643 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) The minimum frontage on an improved public street shall be 100.0 m.

## 13.440 644 (Bexley)

All provisions of the RR3A zone shall apply except that:

1) The permitted uses shall be limited to a single detached dwelling.

2) The minimum lot area shall be 3,000 sq. m.

3) The minimum lot frontage shall be 3.0 m.

4) The minimum side yard shall be 5.0 m.

5) The maximum lot coverage shall be 10%.

## 13.441 645 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) The minimum frontage on an improved public street shall be 100.0 m.

## 13.442 646 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot frontage shall be 30.5 m.

## 13.443 647 (Bexley)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot frontage shall be 17.0 m.

## 13.444 648 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum elevation for exterior openings in habitable structures shall be 257.7 m C.G.S. Datum.

2) The minimum water setback shall be 20.0 m.

3) The minimum dwelling unit floor area 89.0 sq. m.

## 13.445 649 (Emily)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 4,500 sq. m.

2) The minimum lot frontage shall be 122.0 m.

## 13.446 650 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area 7,500 sq. m.

2) The minimum lot frontage 89.0 m.

## 13.447 651 (Bexley)

All provisions of the RR3A zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) A maximum of two single detached dwellings

   b) Home occupation

2) The minimum lot frontage shall be 60.0 m.

3) The minimum distance between the two dwelling units shall be 2.40 m.

## 13.448 652 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 1,250 sq. m.

2) The minimum lot frontage shall be 38.0 m.

## 13.449 653 (Emily)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 2,800 sq. m.

2) The minimum lot frontage shall be 38.0 m.

3) The minimum shore lot line shall be 40.0 m.

4) The minimum side yard shall be 4.5 m.

## 13.450 654 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The permitted uses shall be limited to a private tennis court and buildings accessory to a single detached dwelling.

2) A single detached dwelling or vacation dwelling shall not be permitted.

3) The minimum front yard shall be 16.8 m.

4) The minimum interior side yard shall be 3.0 m.

5) The minimum rear yard shall be 3.0 m.

## 13.451 655 (Bexley)

All provisions of the RR3A zone shall apply except that:

1) A maximum of two dwelling units is permitted provided there is a minimum of 40.0 m between dwelling units.

## 13.452 656 (Somerville – Four Mile Lake)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area 4,000 shall be sq. m.

2) The minimum rear yard shall be 45.0 m.

3) The minimum side yard shall be 3.0 m.

4) The minimum dwelling unit floor area shall be 55.0 sq. m.

5) A bed and breakfast shall be limited to a maximum of two (2) guest rooms.

6) The minimum front yard setback shall be 30.0 m.

## 13.453 657 (Emily)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 8,000 sq. m.

2) The minimum lot frontage shall be 43.0 m.

3) The minimum shore lot line shall be 107.0 m.

4) The minimum side yard shall be 7.6 m.

## 13.454 659 (Somerville – Four Mile Lake)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 4,000 sq. m.

2) The minimum rear yard shall be 30.0 m.

3) The minimum side yard shall be 3.0 m.

4) The minimum dwelling unit floor area shall be 55.0 sq. m.

5) A bed and breakfast shall be limited to a maximum of two (2) guest rooms.

6) The minimum front yard setback shall be 30.0 m.

## 13.455 660 (Emily)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot frontage shall be 30.0 m.

## 13.456 661 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum setback from the EP Zone shall be 30.5 m.

## 13.457 662 (Emily)

All provisions of the RR3B zone shall apply except that

1) The permitted uses shall be limited to a boathouse accessory to a residence on a separate lot not more than 30.0 m from the lot line of the lot zoned RR3B-662.

## 13.458 663 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot frontage shall be 28.0 m.

## 13.459 666 (Ops)

All provisions of the AG zone shall apply except that:

1) The existing barn shall not be used for the housing of livestock.

## 13.460 667 (Eldon)

All provisions of the CG zone shall apply except that:

1) The permitted use shall be limited to a main building containing a maximum of two of the following commercial uses;

   a) Professional or business office

   b) Retail store

   c) Personal service shop

   d) Service shop

   e) One dwelling unit

2) In the absence of a dwelling unit there may be up to three commercial uses.

3) A mini-storage facility is also permitted in the absence of any other use and may include an accessory one-bedroom apartment unit.

4) The minimum interior side yard abutting a residential zone shall be 3.0 m.

5) The minimum interior side yard for a mini-storage facility abutting a residential lot or for a storage unit exterior door shall be 6.0 m.

6) The minimum front yard for a mini-storage facility shall be 7.5 m.

7) A mini-storage facility means a wholly enclosed building or structure comprised of individual storage units, with each unit not more than 50 sq. m in size and having individual exterior doors with the storage units leased or rented for the purpose of storing household goods, appliances,

furniture or equipment but which are not used for industrial warehousing or the bulk storage of hazardous, toxic or highly inflammable goods such as paints, solvents, ammonia, fertilizers, pesticides, herbicides, bottled gasses, fuels or cleaning products.

8) The (H) provision will not be removed until site plans have been approved and an agreement, if deemed necessary by Council, is completed and registered.

## 13.461 669 (Somerville)

All provisions of the CA zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Hotel

   b) Motel

   c) Tourist accommodation units when development proceeds with a communal water supply and communal sewage system

2) The maximum number of guest rooms and/or tourist accommodation units shall be 40.

3) Any parking area or traffic aisle and any accessory building or appurtenance shall be set back a minimum of 6.0 m from the adjacent AG Zone located on the southerly limit of the CA-669 zone.

4) The maximum floor area per guest room or tourist accommodation unit shall be 93.0 sq. m.

## 13.462 670 (Laxton)

All provisions of the CA zone shall apply except that:

1) The permitted uses shall be limited to a single detached dwelling and one of the following uses:

   a) The retail sale and servicing of tourist trailers, motorized mobile homes, and mobile camper trailers

   b) The retailing of arts, crafts, and antiques

c) The retail sale and servicing of boats, marine motors, motorized snow vehicles and related trailers and equipment

2) There may be one contiguous outdoor storage and display area which shall have clearly identifiable boundaries as indicated by fencing or other boundary markers or a change in landscaping treatment and shall be located in the rear yard except that two parking spaces, with a maximum combined area of 90.0 sq. m, may be located in a front or side yard and used for product display purposes.

3) The outdoor storage and display area in the rear yard shall have a maximum area of 1,000 sq. m.

4) The outdoor storage and display areas together with the total lot coverage of all buildings and structures shall not exceed an area of 2,000 sq. m.

5) Other than intact, licenced or road worthy vehicles and trailers, all goods, parts or equipment shall be kept in a wholly enclosed building.

6) All mechanical repairs or refurbishing activities, such as repainting, shall be carried out within a wholly enclosed building.

7) In addition to any parking spaces used for product display, there shall be a minimum of six parking spaces on site with at least four spaces reserved for business clientele.

8) The holding symbol (H) will be removed when parking has been established consistent with By-law standards and adequate screening has been installed or ensured to the satisfaction of Council.

## 13.463 671 (Fenelon)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to:

A marina that serves the public and residential vacant land plan of condominium owners from an RR1A-672 zone where facilities for the sale of marine fuels and lubricants are prohibited.

Uses and structures accessory to the marina, including shoreline and floating docking structures, washroom facilities, a pool, a recreational building and maintenance structures.

Accessory boat and marine equipment storage for owners of the residential vacant land plan of condominium from an RR1-XX zone.

Cottage establishment with a maximum of four (4) units.

Ancillary retail, including a snack bar.

The minimum front yard setback shall be 0.0 m.

The minimum interior side yard setback shall be 15.0 m.

The minimum rear yard setback shall be 0.8 m.

The removal of the holding symbol (H) shall be in accordance with the following:

The owner shall address site servicing and traffic matters to the City's satisfaction and enter into a condominium agreement or a site plan agreement with the City. Notwithstanding the Holding provision, site alteration, including in-water or shoreline works, may occur subject to City approval in advance of the removal of the Holding symbol.

## 13.464 672 (Fenelon)

All provisions of the RR1A zone shall apply except that:

The permitted uses shall be limited to a residential vacant land plan of condominium, together with a condominium road system.

Lot frontage provisions shall be considered from either an improved public street or a condominium road.

The minimum lot frontage on a condominium road shall be 15.0 m.

The minimum lot frontage on an improved public street shall be 54.0 m.

The minimum lot size shall be 2,700 sq. m.

The maximum number of lots shall be 27.

The minimum front yard setback shall be 7.5 m.

The minimum interior side yard setback shall be 3.5 m.

The minimum exterior side yard setback shall be 7.5 m.

The minimum rear yard setback shall be 7.5 m.

The maximum lot coverage shall be 30%.

A building or structure also may be erected in the RR1A-672 zone if a lot line abuts and obtains direct access onto a condominium road.

The removal of the holding symbol (H) shall be in accordance with the following:

The owner shall address site servicing and traffic matters to the City's satisfaction and enter into a condominium agreement or a site plan agreement with the City.

## 13.465 673 (Laxton)

All provisions of the CC zone shall apply except that:

1) The removal of the holding symbol (H) shall be in accordance with the following:

   a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

## 13.466 676 (Emily)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall include a private park.

2) One unenclosed gazebo structure may be erected within this zone subject to the following provisions:

   a) The minimum water setback shall be the greater of 30.0 m or outside of the floodplain limit of Pigeon Lake with is 246.9 m above sea level.

b) The minimum side yard setback shall be the greater of 30.0 m or outside of the floodplain limit of Pigeon Lake which is 246.9 m above sea level.

c) The minimum front yard setback shall be 15.0 m.

d) The maximum floor space shall be 50.0 sq. m.

e) The holding symbol (H) shall be removed upon registration of the subdivision agreement and plan of subdivision.

## 13.467 677 (Emily)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall include a stormwater management pond

2) The holding symbol (H) shall be removed upon registration of the subdivision agreement and plan of subdivision.

## 13.468 678 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) The minimum lot frontage shall be 102.0 m.

3) The minimum front yard shall be 15.0 m.

4) The minimum side yard shall be 3.0 m.

5) The minimum rear yard shall be 3.0 m.

6) The maximum lot coverage shall be 20%.

## 13.469 679 (Emily)

All provisions of the IA zone shall apply except that:

1) The permitted uses shall be limited to a:

a) Motor vehicle body shop

b) Welding shop

c) Dwelling unit

2) Any motor vehicle stored on site must be licenced or in mechanically operating condition and no vehicle shall be kept for the purpose of salvage.

3) The minimum lot area including the EP zone shall be 8,000 sq. m.

4) The minimum lot frontage including the EP zone shall be 90.0 m.

5) The minimum setback from land zoned EP shall be 6.0 m.

6) The minimum setback for an industrial use from a dwelling unit on an abutting lot shall be 60.0 m.

7) The minimum width of a landscaped buffer abutting a residential zone shall be 3.6 m.

8) The maximum lot coverage for all buildings, outside storage areas and parking lots, based on the minimum lot area shall be 20%.

9) The maximum number of dwelling units shall be one.

## 13.470 680 (Bexley)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall include a scale house, entrance, and internal haul road.

## 13.471 681 (Ops)

All provisions of the OS zone shall apply except that:

1) Residential uses shall be prohibited.

2) The permitted uses shall include a:

a) Beach

b) Conservation use park

3) The maximum landscaping area shall be 25%.

## 13.472 682 (Verulam)

All provisions of the RR1B zone shall apply except that:

1) The minimum setback from an existing barn on a separate lot shall be 240.0 m.

2) Lot area shall be measured including land zoned EP.

3) Development of the lands zoned RR1B-682(H) Zone shall not proceed until such time as the holding symbol (H) has been removed by way of an amendment to this by-law in accordance with the provisions of Section 36 of The Planning Act, R.S.O. 1990.

4) The holding provision (H) shall only be removed on a lot by lot or multiple lot basis when City Council is satisfied that each lot has a well that has been constructed utilizing a well certification program and all other requirements with respect to hydrogeology and site servicing as set out in the conditions of draft approval of the subdivision as incorporated into the subdivision agreement have been met.

## 13.473 684 (LDL)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 4,000 sq. m.

2) On lands where a holding symbol (H) applies, the permitted uses shall be limited to the existing uses and conservation or forestry. At such time as the holding symbol is removed by amendment to this By-law, the lot may be used in accordance with the applicable zone provisions.

## 13.474 685 (Manvers)

All provisions of the RR2C zone shall apply except that:

1) The minimum lot area shall be 0.4 ha.

2) The minimum lot frontage shall be 30.0 m.

3) The minimum front yard shall be 10.0 m.

4) The minimum rear yard shall be 10.0 m.

5) A detached garage may be permitted in the front yard and shall be subject to a minimum front yard of 10.0 m and a minimum side yard of 3.0 m.

## 13.475 687 (Emily)

All provisions of the RR3B zone shall apply except that:

1) The rear face of a single detached dwelling including enclosed or unenclosed decks, porches, and verandahs attached thereto, and above-round or in-ground pools shall not be located within a minimum arc distance of 188.0 m from an agricultural building housing livestock located at 2217 Pigeon Lake Road. Other accessory structures are exempt from this provision.

## 13.476 688 (Emily)

All provisions of the RR3B zone shall apply except that:

1) The minimum rear yard setback for all structures shall be 20.0 m.

2) The holding symbol (H) shall only be removed once the applicant has demonstrated that a new well will not adversely impact adjacent development.

## 13.477 689 (Emily)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot frontage shall be 9.0 m.

2) All buildings and structures shall be set back a minimum of 3.0 m from lands zoned EP.

3) All lots shall include a minimum land area of 2,000 sq. m. within an EP zone as part of their minimum lot area.

4) The holding symbol (H) shall only be removed once the applicant has demonstrated that a new well will not adversely impact adjacent development.

## 13.478 690 (Emily)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot frontage shall be 9.0 m.

2) All buildings and structures shall be set back a minimum of 3.0 m from lands zoned EP.

3) All lots within an RR3B zone shall include a minimum land area of 2,000 sq. m. within an EP zone as part of their minimum lot area.

4) The rear face of a single detached dwelling including enclosed or unenclosed decks, porches, and verandahs attached thereto, and above-ground or in-ground pools, shall not be located within a minimum arc distance of 188.0 m from an agricultural building housing livestock located at 2217 Pigeon Lake Road.

5) The holding symbol (H) shall only be removed once the applicant has demonstrated that a new well will not adversely impact adjacent development.

## 13.479 691 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The following zone provisions shall apply when development proceeds with communal water supply and communal sewage disposal systems.

   a) The minimum lot area shall be 275 sq. m.

   b) The minimum lot frontage shall be 12.0 m.

   c) The minimum front yard shall be 7.0 m.

   d) The minimum rear yard shall be 4.0 m.

   e) The minimum exterior side yard shall be 3.0 m.

   f) The minimum side yard shall be 1.2 m.

   g) The minimum setback from a dwelling on an abutting lot shall be 3.0 m.

h) The minimum dwelling unit floor area shall be 60.0 sq. m.

i) The minimum elevation for any exterior opening in a habitable building shall be 256.8 m CGD.

j) The minimum setback from the boundary of any EP Zone category shall be 15.0 m.

k) The maximum lot coverage shall be 40%.

l) The maximum building height shall be 11.0 m.

m) The maximum number of dwelling units per lot or condominium unit shall be one.

n) The maximum total number of dwelling units shall be 13.

o) No new buildings or structures shall be located within 30.0 m of the high-water mark of Balsam Lake.

## 13.480 692 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) When development proceeds with communal water supply and communal sewage disposal systems with the following exceptions:

2) The minimum lot frontage shall be 11.0 m.

3) The minimum front yard shall be 5.5 m.

4) The maximum lot coverage shall be 45% (excluding unenclosed decks and porches provided that the aggregate area of same does not exceed 5% of the lot area).

5) The maximum total number of dwelling units shall be 5five.

6) The front lot line shall be the lot line farthest from and approximately parallel to the shoreline of Balsam Lake.

7) No window or door openings shall be permitted in the building wall which is closest to and approximately parallel with the north limit of the RR3A-692 zone.

## 13.481 693 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The provisions of the RR3A-691 zone shall apply when development proceeds with communal water supply and communal sewage disposal systems with the following exceptions:

   a) The minimum lot frontage shall be 15.0 m.

   b) The maximum total number of dwelling units in the shall be 12.

## 13.482 694 (Somerville)

All provisions of the EP zone shall apply except that:

1) Land shall be maintained as a 30.0 m natural vegetation buffer area.

2) One regulated boathouse, a marine railway, a walkway and a well and/or waterline shall be permitted within the natural vegetation buffer.

3) That the minimum side yard setback on the south limit of the proposed lot identified as D03-05-080 shall be 20.0 m.

## 13.483 695 (Somerville)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to a natural vegetative area.

## 13.484 696 (Verulam)

All provisions of the IG zone shall apply except that:

1) The permitted uses shall be limited to an industrial use including manufacturing, processing and warehousing as well as a parking lot for commercial motor vehicles. Permitted ancillary uses include a retail store for the sale of goods produced on the premises.

2) Industrial use shall mean the use of land, building or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses.

3) Landscaped area shall mean the open, unobstructed space at grade on a lot accessible by walking from the street on which the lot is located, and which is suitable for the growth and maintenance of grass, flowers, shrubs and other landscaping and includes any surfaced walk, patio or similar area, earth berming, and fencing but shall not include any driveway or ramp, any curb, retaining wall, parking space or any open space contained within any building or structure.

4) Commercial motor vehicle shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling purposes on the highways, or any other vehicle within the meaning of a “commercial motor vehicle” as defined within The Highway Traffic Act, R.S.O. 1990

5) The minimum lot area shall be 10.0 ha.

6) The minimum lot frontage shall be 150.0 m.

7) The minimum front yard for an industrial use shall be 100.0 m.

8) The minimum front yard for an ancillary retail store shall be 5.0 m.

9) The minimum interior side yard (North Side) for ancillary retail store shall be 15.0 m.

10) The minimum interior side yard (North Side) for a warehouse store shall be 50.0 m.

11) The minimum interior side yard (North Side) for a manufacturing and processing facility shall be 70.0 m.

12) The minimum interior side yard (South Side) shall be 70.0 m except 15.0 m for an ancillary retail store.

13) The minimum rear yard shall be 390.0 m.

14) The maximum building height shall be 15.0 m.

15) The maximum floorspace for ancillary retail store shall be 300 sq. m.

16) The minimum landscaping area (Front Yard) shall be 5.0 m.

17) The minimum landscaping area (Interior Side Yard) shall be 15.0 m.

18) No outdoor storage of goods or materials is permitted

19) An industrial use consisting of a warehouse and an ancillary retail store may be serviced by private well and septic sewage disposal system.

20) An industrial use consisting of a manufacturing and/or processing use shall be serviced on full municipal sanitary sewer and municipal water systems.

21) The holding symbol (H) will be removed to permit the development of permitted uses in phases after the following requirements have been fulfilled:

    a) A septic design report, a stormwater management plan and lot grading and drainage plan, servicing plan, a traffic study update, and an illumination plan, as required, has been prepared and approved for each phase or phases to the satisfaction of the City of Kawartha Lakes.

    b) A noise study in accordance with Ministry of Environment sound level limits established by the Ministry of Environment Noise Guidelines and to the satisfaction of the City of Kawartha Lakes;

    c) The applicant has received approval of all relevant plans, drawings and reports and entered into a Site Plan Agreement with full securities to the satisfaction of the City of Kawartha Lakes.

## 13.485 697 (Mariposa)

All provisions of the AG zone shall apply except that:

1) A residential dwelling shall not be a permitted use.

2) The minimum setback for all buildings and structures from the Environmental Protection (EP) Zone shall be 15.0 m.

3) The minimum setback for all buildings and structures from the Industrial Extractive (IX) Zone shall be 120.0 m.

## 13.486 698 (Eldon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a garden suite.

2) The garden suite shall be connected to both the water supply and sewage disposal systems serving the existing dwelling and shall not exceed a gross floor area of 51.0 sq. m shall be generally located in the area identified on Schedule “A” attached to the By-law and shall be permitted for a period of ten (10) years commencing on the date that the AG Zone is in effect. (Expires March 22, 2021)

## 13.487 700 (Eldon)

All provisions of the CR zone shall apply except that:

1) The permitted uses shall be limited to a vacation dwelling unit within a plan of vacant land condominium. A vacation dwelling unit shall mean a dwelling unit, which is constructed and used as a secondary place of residence, for vacation and recreational purposes and not as the principal residence of the owner or occupant thereof and is not used for continuous habitation or as a permanent residence.

2) A vacation dwelling unit shall only be used on a seasonal basis in accordance with the Ministry of Environment definition for seasonal use.

3) The minimum lot area shall be 650.0 sq. m.

4) The minimum frontage on a common element condominium road 16.5 m.

5) The minimum front yard setback to the portion of the unit containing the garage entrance shall be 6.0 m.

6) The minimum front yard setback for the balance of the unit shall be 5.0 m.

7) The minimum side yard setback shall be 1.5 m.

8) The minimum rear yard setback shall be 15.0 m.

9) The maximum coverage shall be 23%.

10) The minimum unit gross floor area shall be 93.0 sq. m.

11) The maximum area of accessory buildings or structures shall be 20.0 sq. m.

12) The removal of the holding symbol (H) shall be in accordance with the following:

    a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

## 13.488 701 (Eldon)

All provisions of the CR zone shall apply except that:

1) The permitted uses shall be limited to a vacation dwelling unit within a plan of vacant land condominium. A vacation dwelling unit shall mean a dwelling unit, which is constructed and used as a secondary place of residence, for vacation and recreational purposes and not as the principal residence of the owner or occupant thereof and is not used for continuous habitation or as a permanent residence.

2) A vacation dwelling unit shall only be used on a seasonal basis in accordance with the Ministry of Environment definition for seasonal use.

3) The minimum lot area shall be 500.0 sq. m.

4) The minimum frontage on a common element condominium road 16.5 m.

5) The minimum front yard setback shall be 3.0 m.

6) The minimum side yard setback shall be 1.5 m.

7) The minimum rear yard setback shall be 2.0 m.

8) The maximum coverage shall be 25%.

9) The minimum unit gross floor area shall be 93.0 sq. m.

10) The maximum area of accessory buildings or structures shall be 20.0 sq. m.

11) The enclosed attached or detached garages are prohibited.

12) The removal of the holding symbol (H) shall be in accordance with the following:

    a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

## 13.489 702 (Eldon)

All provisions of the CR zone shall apply except that:

1) The permitted uses shall be limited to a vacation dwelling unit within a plan of vacant land condominium. A vacation dwelling unit shall mean a dwelling unit, which is constructed and used as a secondary place of residence, for vacation and recreational purposes and not as the principal residence of the owner or occupant thereof and is not used for continuous habitation or as a permanent residence.

2) A vacation dwelling unit shall only be used on a seasonal basis in accordance with the Ministry of Environment definition for seasonal use.

3) The minimum lot area shall be 540.0 sq. m.

4) The minimum frontage on a common element condominium road 16.5 m.

5) The minimum front yard setback to the portion of the unit containing the garage entrance shall be 6.0 m.

6) The minimum front yard setback for the balance of the unit shall be 5.0 m.

7) The minimum side yard setback shall be 1.5 m.

8) The minimum rear yard setback shall be 6.0 m.

9) The maximum coverage shall be 25%.

10) The minimum unit gross floor area shall be 93.0 sq. m.

11) The maximum area of accessory buildings or structures shall be 20.0 sq. m.

12) The removal of the holding symbol (H) shall be in accordance with the following:

    a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

## 13.490 703 (Somerville)

All provisions of the AG zone shall apply except that:

1) A garden suite is also permitted and is subject to the following provisions:

    a) The garden suite shall be the existing dwelling on the subject land and shall be permitted for a period of ten (10) years commencing on the date that the AG-703 zone is in effect. (Expires July 10, 2022)

    b) The garden suite shall be permitted without a principal dwelling for a period of no more than two (2) years, commencing on the date that the AG-703 Zone is in effect.

    c) The maximum lot coverage shall be 20%.

2) The removal of the (H) holding symbol shall be in accordance with the following:

    a) The owner shall enter into a development agreement with the City which will detail control measures related to the garden suite.

## 13.491 704 (Eldon)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to walking paths with no motorized vehicles and a single water line and an access road for service vehicles only to service the water treatment building for a plan of vacant land condominium.

2) The removal of the holding symbol (H) shall be in accordance with the following:

a) The owner shall enter into a site plan agreement with the Municipality for any development on the property.

## 13.492 705 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 4.0 ha.

2) All openings and finished floor elevations of any residential dwellings shall be located at 0.3 m. above the flood elevation for the Burnt River in this location of 256.89 m ASL for a final elevation of 257.19 m ASL.

## 13.493 706 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 4.0 ha.

2) All openings and finished floor elevations of any residential dwellings shall be located at 0.3 m. above the flood elevation for the Burnt River in this location of 256.89 m ASL for a final elevation of 257.19 m ASL.

## 13.494 707 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 4.0 ha.

2) All openings and finished floor elevations of any residential dwellings shall be located at 0.3 m. above the flood elevation for the Burnt River in this location of 256.89 m ASL for a final elevation of 257.19 m ASL.

## 13.495 709 (Emily)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 30.0 ha, which may also include lands zoned EP.

## 13.496 711 (Ops)

All provisions of the AG zone shall apply except that:

1) No development shall be permitted.

2) The minimum lot area shall be 2.52 ha.

## 13.497 712 (Emily)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Farm implement dealer

   b) Farm implement repair and small engine sales and service shop.

2) Except for the purposes of determining lot coverage, and permitted uses, land zoned AG-712 shall not be considered a separate lot.

3) The maximum lot coverage for a sales/service shop shall be 225.0 sq. m.

4) The maximum number of parking spaces shall be 15.

5) Equipment that is leaking gas, oils, lubricants, antifreeze or cleaning fluids by virtue of a puncture, failed seal, removed parts or a corroded container or tank shall only be stored in a wholly enclosed building with a floor designed to prevent spillage onto the soil surface.

## 13.498 714 (Ops)

All provisions of the CH zone shall apply except that:

1) The permitted uses shall include a drive-through facility.

2) A drive-through facility shall refer to a lane with a minimum width of 3.0 m that provides dedicated access and stacking of vehicles for the purposes of obtaining prepared food and/or beverages at a restaurant pick-up window. Where the drive-through facility has parallel lanes, the combined minimum width shall be 6.5 m and the lanes shall be

delineated through painting or concrete barrier curbing until the point at which the two lanes join into a single lane.

3) Vehicle stacking shall refer to the number of vehicles that can be accommodated within a drive-through facility. Each vehicle shall be allotted a minimum length of 6.0 m within the lane of a drive-through facility.

4) The minimum number of vehicle stacking shall be 25

5) The minimum front yard setback for a drive-through facility shall be 19.0 m.

6) The removal of the holding symbol (H) shall be in accordance with the following:

   a) The development of permitted uses has received site plan approval.

## 13.499 717 (Eldon)

All provisions of the IA zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Contractor's yard and accessory offices.

   b) A municipal work depot.

   c) A municipally operated or municipally contracted recycling operation.

   d) Concrete mixing/batching plant facility with ancillary material storage and truck wash-out area on the subject land.

## 13.500 718 (Verulam)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a kennel.

2) The kennel shall not exceed 112.0 sq. m within the existing detached dwelling.

3) Accessory outdoor kennel uses shall be restricted to the exterior side yard.

## 13.501 719 (Emily)

All provisions of the CA zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Retail sales and service of mobile camper trailer, truck campers, tourist trailers, motor homes and mobile homes

   b) Boat and marine equipment sales and service

   c) Farm equipment sales and service

   d) Retail sales within wholly enclosed buildings of accessories for the vehicles and equipment identified above

   e) Restaurant

   f) Farm Produce Establishment

## 13.502 721 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum lot frontage of a lot created by consent shall be 3.52 m.

## 13.503 722 (Bexley)

All provisions of the CH zone shall apply except that:

1) The permitted uses shall include a convenience store and drive through facility.

2) The minimum lot area shall be 3,400 sq. m.

3) The minimum interior side yard setback shall be 5.0 m.

4) The minimum aisle width shall be 5.0 m.

5) The minimum aisle width for drive through queue shall be 3.0 m.

6) The minimum number of vehicles for drive through queue is 23.

7) The minimum setback from street for drive through queue is 14.0 m.

8) The minimum parking spaces for all uses is 18.

9) The minimum landscape buffer adjacent to drive through is 1.50 m.

10) The maximum uses per lot is three.

11) The removal of the holding symbol (H) shall be in accordance with the following:

    a) Registration of an easement endorsed with Planning Act consent for the right of egress onto the adjacent property to the east.

    b) The owner enters into a site plan agreement with the City.

## 13.504 723 (Manvers)

All provisions of the AG zone shall apply except that:

1) The minimum lot frontage shall be 10.0 m.

## 13.505 726 (Bexley)

All provisions of the CR zone shall apply except that:

1) The permitted uses shall be limited to a:

    a) miniature golf establishment

    b) Go kart establishment

    c) Snack bar

    d) Single detached dwelling

    e) Recreational motor vehicle driver training facility, consisting of classroom and outdoor practical instruction

    f) Recreational motor vehicle sales and service establishment

    g) motor vehicle racing facility

2) A motor vehicle racing facility means a track licenced by the City and clubhouse facility, for club members-only, who may race road-registered, high-performance vehicles to experience non-commercial driving conditions; with an emphasis on driver instruction and safety.

3) The minimum lot area shall be 12.5 ha.

4) The minimum rear yard shall be 25.0 m.

5) The minimum setback between all the terrain vehicle track and existing residential uses shall be 60.0 m.

6) No building or structure or use other than washroom facilities, a parking area, spectator stands, a motor vehicle racetrack and trails is permitted within 50.0 m of an IX, AG or within 100 m of CH Zone.

7) On lands zoned CR-726(H), a motor vehicle racing facility is not permitted until the following have been completed and the holding (H) symbol has been removed:

   a) An acoustical study including a recommendation for the installation of monitoring real time data stream technology, has been approved by the City.

   b) The owner has been issued a licence under By-law No. 2013-194.

   c) A site plan in accordance with Section 41 of the Planning Act has been submitted and approved by the City.

   d) A site plan agreement between the owner and the City has been executed and registered on title.

## 13.506 727 (Bexley)

All provisions of the CH zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Business, professional, or administrative office

   b) Medical clinic

   c) Personal service shop

d) Pharmacy

## 13.507 729 (Mariposa)

All provisions of the HR2 zone shall apply except that:

1) The minimum lot area shall be 2,470 sq. m.

## 13.508 730 (Eldon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a garden suite.

2) A garden suite shall be connected to both the water supply and sewage disposal systems serving the existing dwelling.

3) The maximum gross floor area shall be 80.0 sq. m

4) The garden suite shall be permitted for a period of twenty (20) years commencing on the date that the exception is in effect. (Expires November 24, 2035.)

## 13.509 731 (Mariposa)

All provisions of the HR2 zone shall apply except that:

1) The minimum lot area shall be 2,200 sq. m.

## 13.510 734 (Ops)

All provisions of the RR1A zone shall apply except that:

1) The housing of livestock is prohibited.

2) The minimum side yard setback for an accessory building shall be 0.55 m.

## 13.511 735 (Ops)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot frontage shall be 22.4 m.

## 13.512 736 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 25.0 ha.

2) The calculation of minimum lot area shall include lands zoned EP.

## 13.513 738 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 11.7 ha.

2) The minimum lot frontage shall be 195.0 m.

3) The minimum required side yard setback for a driveshed existing as of the date of this By-law shall be 6.0 m.

## 13.514 739 (Emily)

All provisions of the CC zone shall apply except that:

1) The permitted uses shall include a recreation building, containing enclosed and unenclosed gathering areas, subject to the following:

    a) The maximum floor area shall be 415.0 sq. m.

    b) The maximum height shall be one-storey.

    c) The premises shall not be used for a commercial wedding and/or banquet facility.

2) Access to lands shall only be obtained from Pigeon Lake Road.

## 13.515 740 (Verulam)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a:

    a) Live Action Role Play Facility-Use, which means a facility-use intended for organized outdoor recreation

activity by persons engaged in a structured role-playing game.

b) One recreational vehicle subject to appropriate servicing under the Ontario Building Code;

c) Maximum of 100 tents for sleeping accommodation during events only and that are located in one concentrated area and having a maximum tent size of 10.0 sq. m.

2) The maximum gross floor area of all structures (including permanent and temporary structures) combined shall not exceed 600.0 sq. m.

3) The minimum yard setback for all structures, a recreational vehicle and tents shall be 50.0 m. save and except the parking area with surface treatment existing at the time of passing of this by-law.

4) The removal of the holding symbol (H) shall be in accordance with the following:

a) The owners shall enter into a site plan agreement with the City to be registered on title for any development or redevelopment on the property.

b) The owners shall file an Archaeological Assessment prior to any soil disturbance to satisfy the Ministry of Heritage, Sport, Tourism and Culture (MHSTC) and Curve Lake First Nation requirements.

5) Until the holding symbol (H) is removed, being the continued use scenario, the Live Action Role Play Facility-Use shall only permit:

a) A maximum of 30 moveable structures each to be less than 10 sq. m. gross floor area with no human habitation, no plumbing or kitchen facilities and requiring no soil surface disturbance;

b) One recreational vehicle subject to appropriate servicing under the Ontario Building Code;

c) A maximum of 60 tents for sleeping accommodation during events only and that are located in one

concentrated area and having a maximum tent size of 10 sq. m.;

d) Parking area with surface treatment existing at the time of passing of this by-law; and,

e) A minimum yard setback of 50.0 m for all structures, a recreational vehicle and tents.

6) Should the holding symbol (H) not be removed three years from the passing of this by-law, then the above noted provisions regarding the continued use scenario shall not permitted.

## 13.516 742 (Verulam)

All provisions of the IG zone shall apply except that:

1) The permitted uses shall be limited to:

a) A manufacturing or processing facility, including manufacturing, processing and warehousing as well as a parking lot for commercial motor vehicles

b) Permitted ancillary uses include a retail store for the sale of goods produced on the premises

2) Manufacturing or processing facility shall mean the use of land, building or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses.

3) Landscaped open space shall mean the open, unobstructed space at grade on a lot accessible by walking from the street on which the lot is located, and which is suitable for the growth and maintenance of grass, flowers, shrubs and other landscaping and includes any surfaced walk, patio or similar area, earth berming, and fencing but shall not include any driveway or ramp, any curb, retaining wall, parking space or any open space contained within any building or structure.

4) Commercial motor vehicle shall mean a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, buses and tractors used for hauling

purposes on the highways, or any other vehicle within the meaning of a “commercial motor vehicle” as defined within The Highway Traffic Act, R.S.O. 1990.

5) The minimum lot area shall be 10.0 ha.

6) The minimum lot frontage shall be 150.0 m.

7) The minimum front yard for an industrial use shall be 100.0 m.

8) The minimum front yard for an ancillary retail store shall be 5.0 m.

9) The minimum interior side yard (North Side) for ancillary retail store shall be 15.0 m.

10) The minimum interior side yard (North Side) for a warehouse store shall be 50.0 m.

11) The minimum interior side yard (North Side) for a manufacturing and processing facility shall be 70.0 m.

12) The minimum interior side yard (South Side) shall be 70.0 m except 15.0 m for an ancillary retail store.

13) The minimum rear yard shall be 390.0 m.

14) The maximum building height shall be 15.0 m.

15) The maximum floorspace for ancillary retail store shall be 300.0 sq. m.

16) The minimum landscaping area (Front Yard) shall be 5.0 m.

17) The minimum landscaping area (Interior Side Yard) shall be 15.0 m.

18) No outdoor storage of goods or materials is permitted

19) An industrial use consisting of a warehouse and an ancillary retail store may be serviced by private well and septic sewage disposal system.

20) An industrial use consisting of a manufacturing and/or processing use shall be serviced on full municipal sanitary sewer and municipal water systems.

21) On land zoned IG-742(H), the holding symbol (H) will be removed to permit the development of permitted uses in phases after the following requirements have been fulfilled:

a) A septic design report, a stormwater management plan and lot grading and drainage plan, servicing plan, a traffic study update, and an illumination plan, as required, has been prepared and approved for each phase or phases to the satisfaction of the City.

b) A noise study in accordance with Ministry of Environment sound level limits established by the Ministry of Environment Noise Guidelines and to the satisfaction of the City.

c) The applicant has received approval of all relevant plans, drawings and reports and entered into a Site Plan Agreement with full securities to the satisfaction of the City.

## 13.517 743 (Eldon)

All provisions of the RR1C zone shall apply except that:

1) The minimum lot area shall be 3.2 ha.

2) The minimum lot frontage shall be 230.0 m.

3) The maximum coverage of all accessory buildings and structures, excluding outdoor swimming pools, shall not exceed 387.0 sq. m.

## 13.518 744 (Bexley)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall include a maximum of two residential accessory buildings.

2) The maximum floor area of an accessory building or structure shall be 255.0 sq. m.

3) The extension, enlargement, reconstruction, or structural alteration of the two accessory buildings is not permitted.

## 13.519 747 (Ops)

All provisions of the RR1A zone shall apply except that:

1) The minimum rear yard shall be 8.2 m for a main building.

## 13.520 749 (Bexley)

All provisions of the RR3A zone shall apply except that:

1) A single detached dwelling shall be no closer than 7.5 m to an abutting rear lot line.

2) An accessory building may be constructed in the front yard, and such building shall be no closer than 4.0 m to an abutting rear lot line.

## 13.521 750 (Ops)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to a single detached dwelling.

## 13.522 753 (Ops)

All provisions of the OS zone shall apply except that:

1) The permitted uses shall include drainage purposes.

2) Residential uses shall be prohibited.

3) The removal of the holding symbol (H) shall be in accordance with the following:

   a) The developer has fully complied with the requirements of the subdivision agreement respecting the stormwater management.

## 13.523 754 (Ops)

All provisions of the OS zone shall apply except that:

1) The permitted uses shall include a cemetery.

2) Residential uses shall be prohibited.

## 13.524 755 (Ops)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 4,000 sq. m.

2) The minimum lot frontage shall be 30.0 m.

3) The minimum water setback shall be 30.0 m.

4) A shoreline structure is not a permitted accessory use.

5) The removal of the holding symbol (H) shall be in accordance with the following:

   a) The owner has entered into a site plan agreement with the City.

## 13.525 756 (Ops)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 5,000 sq. m.

2) The minimum water setback shall be 30.0 m.

3) The shoreline structure is not a permitted accessory use.

4) The removal of the holding symbol (H) shall be in accordance with the following:

   a) For Lot 6, 7 and 8, the developer has obtained clearance from the Ontario Ministry of Tourism, Culture and Sport indicating that the site is free of any artifacts of cultural significance; and the owner has entered into a site plan agreement with the City.

## 13.526 758 (Bexley)

All provisions of the CR zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Single detached dwelling

   b) Golf driving range

c) Miniature golf establishment

d) Golf course

e) Clubhouse, which means premises, accessory to a recreational use, used to house related equipment, a pro shop, an administration office, washrooms and, may include a restaurant

f) Maintenance buildings

2) The minimum setback from a driving range tee-off site shall be 60.0 m.

3) The minimum setback for a golf course shall be 60.0 m.

4) The minimum number of parking spaces for a driving range shall be one per tee-off site.

5) The minimum number of parking spaces for a golf course shall be two per hole.

6) The minimum number of parking spaces for a driving range shall be one per tee-off site.

7) The minimum number of parking spaces to be provided shall be 40.

8) The maximum gross floor area for a club house shall be 200.0 sq. m.

9) The removal of holding symbol (H) shall be in accordance with the following:

a) The owner shall enter into a site plan agreement with the City for any development on the property.

## 13.527 762 (Manvers)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to conservation uses and flood and erosion control works.

2) For the purposes of this exception, a Conservation Use means a use which preserves, protects or improves any feature of the natural environment through a program of maintenance and management administered by a

Conservation Authority, public authority, private group or individual.

## 13.528 765 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) The minimum lot frontage shall be 68.0 m.

3) The minimum front yard shall be 39.6 m.

4) Land within the minimum water setback shall be subject to the following additional requirements:

   a) All land within the 30.0 m minimum water setback shall be maintained as a natural vegetation buffer. Within the natural vegetation buffer, no maintenance, including cutting, shall occur to the existing lawn in order to permit the natural regeneration of vegetation to facilitate ecological succession.

   b) An area comprising a length no greater than 25% of the shoreline lot frontage, and a depth the span of the minimum water setback may be maintained as landscaped open space in order to provide recreational amenity space and access to Pigeon Lake.

   c) Existing structures within the minimum water setback, as of the date of passing of this by-law, that are authorized by a Conservation Authority or Parks Canada – Trent Severn Waterway, having jurisdiction, are permitted.

   d) The erection of a dock parallel to the shoreline, a pump house and a boat house within the landscaped open space area is permitted.

   e) A boat house, pump house, or docking facility may be erected and used in a yard fronting on a navigable waterway provided that the approval of any other approval authority having jurisdiction within this area has been obtained and further provided the location complies with the required minimum side yard for accessory buildings or structures.

## 13.529 766 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.0 ha.

2) The minimum lot frontage shall be 68.0 m.

3) Land within the minimum water setback shall be subject to the following additional requirements:

   a) All land within the minimum 30.0 m water setback shall be maintained as a natural vegetation buffer. Within the natural vegetation buffer no maintenance, including cutting, shall occur to the existing lawn in order to permit the natural regeneration of vegetation to facilitate ecological succession.

   b) An area comprising a length no greater than 25% of the shoreline lot frontage, and a depth the span of the minimum water setback may be maintained as landscaped open space in order to provide recreational amenity space and access to Pigeon Lake.

   c) Existing structures within the minimum water setback, as of the date of passing of this by-law, that are authorized by a Conservation Authority or Parks Canada – Trent Severn Waterway, having jurisdiction, are permitted.

   d) The erection of a dock parallel to the shoreline, a pump house and a boat house within the landscaped open space area is permitted.

   e) A boat house, pump house, or docking facility may be erected and used in a yard fronting on a navigable waterway provided that the approval of any other approval authority having jurisdiction within this area has been obtained and further provided the location complies with the required minimum side yard for accessory buildings or structures.

## 13.530 767 (Verulam)

All provisions of the AG zone shall apply except that:

1) The minimum lot area for a farm shall be 8.0 ha.

2) The minimum lot area for other uses shall be 4,000 sq. m.

3) The maximum lot area for residential purposes shall be 1.0 ha.

4) The minimum lot frontage for a farm shall be 26.0 m.

5) The minimum lot frontage for other uses shall be 26.0 m.

## 13.531 768 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 4,000 sq. m.

2) The minimum lot frontage shall be 29.0 m.

## 13.532 769 (Manvers)

All provisions of the RR2C zone shall apply except that:

1) The minimum lot area shall be 0.4 ha.

2) The minimum lot frontage shall be 30.0 m.

3) The minimum rear yard shall be 10.0 m.

4) The minimum exterior side yard shall be 10.0 m.

5) A detached garage may be permitted in the front yard, and when located in a front yard shall be subject to the following standards:

   a) The minimum setback from the front lot line shall be 10.0 m.

   b) The minimum setback from an exterior side lot line shall be 10.0 m.

   c) The minimum setback from a side lot line shall be 3.0 m.

## 13.533 770 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 8,100 sq. m.

2) The minimum rear yard shall be 1.7 m.

3) The unenclosed deck(s) and swimming pool in existence on the date this By-law was passed are permitted to maintain a rear yard setback of 0.05 m and a setback of nil to the interior side lot line that runs in a northerly direction to the immediate east of the dwelling.

    a) This clause shall not apply to new deck construction, including the replacement of and/or modification to the existing deck(s).

    b) This clause shall not apply to the construction and/or placement of a new swimming pool.

4) New deck construction is permitted to maintain a minimum rear yard setback of 0.7 m.

## 13.534 772 (Manvers)

All provisions of the AG zone shall apply except that:

1) On-farm diversified uses and agri-tourism uses shall include; social events such as farm based educational programs, workshops on farming operations, gallery space, displays of farm equipment in a museum setting, dances, musical and artistic performances, weddings, private parties, charitable fund raisers, farm to table dinners, corporate functions, and accommodation in a limited number of un-serviced pioneer cabins and a bed and breakfast in the existing dwelling on the property as of the date of adoption of the By-law. All permitted uses are permitted to obtain liquor licenses.

2) For the purposes of on-farm diversified uses and agri-tourism uses, un-serviced pioneer cabins means a building for sleeping, containing no cooking or sanitary facilities and which is an accessory use to an on-farm diversified use or agri-tourism use. Un-serviced pioneer cabins are limited to ten per property.

3) A 120.0 m radius of the last known location of the Eastern Meadowlark shall be maintained to represent adjacent lands significant habitat.

4) A 15.0 m natural setback shall be maintained between the unnamed watercourse at the southwest portion of the site and any proposed development.

5) A 30.0 m natural setback shall be maintained from the watercourse where groundwater base flow is prevalent, located about 40.0 m downstream of the pond weir.

6) On land zoned AG-772(H), the removal of the (H) Holding Symbol shall be in accordance with the following:

   a) The Owner shall enter into a Site Plan Agreement with the City.

   b) The Owner shall upgrade the existing entrance to the satisfaction of the Ministry of Transportation.

## 13.535 774 (Fenelon)

All provisions of the CH zone shall apply except that

1) The permitted use shall be limited to a:

   a) Restaurant

   b) Hotel

   c) Motel or motor hotel

   d) Towing facility shall also be permitted but only on lands described as Part 3, 57R-6073 and municipally known as 317 Ranchers Road

2) The minimum lot area shall be 9,000 sq. m.

3) The minimum lot frontage shall be 72.5 m.

4) The minimum front yard shall be 15.0 m.

5) The minimum side yard shall be 7.6 m.

6) The minimum rear yard shall be 15.0 m.

7) The maximum lot coverage shall be 10%.

8) For the purpose of this Exception Zone, there shall be no more than one outdoor storage area per lot which shall be one contiguous area with clearly visible boundaries as identified through the use of fencing or a change in landscaping treatment. The landscaping requirements of this By-law shall apply to the Exception Zone where it abuts land subject to a holding symbol. An outdoor storage area shall be subject to all yard and setback provisions of the CH-774 Zone.

9) Land zoned CH-774 with a holding symbol (H) may be used for a tree or garden nursery with no buildings or structures.

10) On land zoned Exception 774, the removal of the holding symbol (H) shall require that the owner enter into a site plan agreement with the City for any development on land zoned Exception 774 on lands described as Part 3, 57R-6073 and municipally known as 317 Ranchers Road.

## 13.536 775 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The permitted use shall include a custom metal roofing, siding and supplies business.

2) The maximum floor area of all buildings shall be 1,600 sq. m.

3) The maximum lot area devoted to the use is restricted to 0.65 ha.

4) The removal of the holding symbol (H) shall be in accordance with the following:

   a) The owner shall enter into a site plan agreement for the proposed development.

## 13.537 776 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The permitted use shall be limited to an indoor vehicle storage facility not to exceed a gross floor area of 815.0 sq. m.

2) For the purposes of this exception zone, an indoor vehicle storage facility means the storage of motor vehicles, as defined under the Highway Traffic Act, R.S.O. 1990, as amended, for commercial purposes within a wholly enclosed building.

3) No outdoor parking spaces are required for an indoor vehicle storage facility.

4) The removal of the holding symbol (H) shall require that the owner enter into a site plan agreement with the City for any development within the exception zone.

## 13.538 777 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to one single detached dwelling.

2) A seasonal farm help dwelling is not permitted.

3) Livestock uses are not permitted within existing buildings.

## 13.539 779 (Ops)

All provisions of the OS zone shall apply except that:

1) Residential uses shall be prohibited.

2) The permitted uses shall include a:

   a) Cemetery

   b) Place of worship

## 13.540 780 (Ops)

All provisions of the OS zone shall apply except that:

1) Residential uses shall be prohibited.

2) The permitted uses shall include a cemetery.

3) A minimum MDS setback of 100.0 m shall be permitted from the southwest corner of the subject land to the existing livestock barn located at 94 Hillhead Road.

## 13.541 781 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) The minimum lot area shall be 25.0 ha.

2) The minimum lot frontage shall be 60.0 m.

3) The minimum setback from any EP zone category shall be 7.5 m.

4) The minimum setback from the eastern or southern boundary of the exception zone shall be 14.0 m.

5) An accessory building other than a detached garage may be erected in the front yard on lands within this exception zone provided that it has a setback not less than the minimum front yard setback required for a main building. The subject lands are in a fill regulated area and a permit may be required from the Kawartha Region Conservation Authority, or any subsequent authority, prior to the application of fill or building construction in order to comply with a regulation under the Conservation Authority's Act.

## 13.542 782 (Manvers)

All provisions of the RR2C zone shall apply except that:

1) The minimum front yard shall be 14.5 m.

## 13.543 784 (Verulam)

All provisions of the AG zone shall apply except that:

1) The minimum water setback shall be 30.0 m.

2) The minimum water setback shall be measured from the high water mark elevation of 248.4 m. above sea level (MASL).

3) The boundary between the AG-784 and EP Zone categories is the 248.4 MASL contour line.

## 13.544 785 (Verulam)

All provisions of the CH zone shall apply except that:

1) The permitted uses shall include a:

   a) Retail and wholesale sporting goods establishment

   b) Indoor driving range

   c) Light assembly/manufacturing facility accessory to a permitted use.

## 13.545 787 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) The minimum rear yard shall be 15.0 m.

2) The minimum side yard shall be 15.0 m.

## 13.546 789 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) No building or structure, or any part thereof, shall be located more than 55.0 m from the front lot line.

2) The minimum setback from the EP zone shall be 15.0 m.

## 13.547 790 (Mariposa)

All provisions of the IX zone shall apply except that:

1) The minimum lot frontage shall be 0.0 m.

## 13.548 792 (Mariposa)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 300.0 ha.

2) The minimum lot frontage shall be 30.0 m.

3) The minimum water setback shall be 19.0 m.

## 13.549 793 (Mariposa)

All provisions of the CR zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Lodge or Hotel and accessory retail use, meeting rooms, conference rooms and restaurant

   b) Clubhouse, pro-shop, administrative offices and parking areas accessory to a golf course on an abutting lot

   c) A business office located within the lodge or hotel

   d) Dwelling unit in a building containing another permitted use

   e) A golf course

2) Lands shall be serviced by municipal communal water supply and sanitary sewer facilities.

3) The minimum water setback shall be 15.0 m.

4) The minimum interior side yard shall be 3.0 m.

5) The minimum rear yard shall be 3.0 m.

6) The maximum building height shall be 13.0 m.

7) The maximum guest rooms or cottages shall be 25.

8) The minimum exterior opening elevation for habitable structures shall be 251.2 m CGD.

9) The maximum total occupancy for meeting and conference facilities shall be 300 persons

10) The maximum total occupancy for restaurant facilities shall be 150 persons.

11) If used for, or as part of, a golf course, the provisions of CR-797 shall apply, except that no employee parking shall be required, and the parking spaces may be located either on the property or on an abutting property in the CR-797 Zone.

## 13.550 794 (Mariposa)

All provisions of the CU zone shall apply except that:

1) The permitted uses shall be limited to:

   a) Uses permitted in the EP zone, excluding agriculture

   b) Infrastructure

   c) Sewage treatment facility

   d) Water treatment facility

2) The minimum lot area shall be 600 sq. m.

3) The minimum lot frontage shall be 0.0 m.

4) The minimum building setback from the zone boundary shall be 4.5 m.

## 13.551 795 (Mariposa)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to:

   a) Conservation uses, bird or wildlife sanctuaries, flood and erosion control works, and forestry.

   b) Infrastructure, inclusive of a water pumping station

   c) Boat docking facilities but excluding a commercial marina

   d) Passive recreation.

2) The maximum width for a boardwalk or maintained trail shall be 3.5 m.

3) The maximum observation platform or deck floor area per platform 40.0 sq. m.

4) The maximum observation platform or deck height exclusive of guardrails above finished average grade shall be 2.0 m.

5) The maximum observation platform or deck density shall be one per ha.

6) The maximum height of the enclosed or partially enclosed building or structure height shall be 5.0 m.

7) The maximum lot coverage for passive recreation facilities and structures shall be 10%.

8) Passive recreation means use of a natural area for walking, nature appreciation, exercise or biking trails. Disturbance of the terrain and vegetative features and building activity shall be restricted to the creation of trails, board walks, rest stations, exercise stations and observation decks or platforms inclusive of a gazebo.

## 13.552 796 (Mariposa)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall be limited to:

   a) Conservation uses, bird or wildlife sanctuaries, flood and erosion control works, and forestry.

   b) Passive recreation.

2) The provisions of the EP-795 zone shall apply.

## 13.553 797 (Mariposa)

All provisions of the CR zone shall apply except that:

1) The permitted uses shall be limited to a golf course.

2) The minimum number of parking spaces for a golf course shall be four spaces per hole plus four employee parking spaces and overflow parking of two spaces per hole.

3) Parking may be provided on an abutting property in a CR zone category.

4) An overflow parking area shall be exempt from the provisions of Section 5.3.1 of this By-law, except that it shall have visible boundaries.

5) The minimum setback, with the exception of maintenance or storage buildings accessory to a golf course, from a livestock facility shall be 130.0 m and from a manure storage facility shall be 100.0 m.

6) A golf course shall include all normal accessory uses with the exception of a driving range.

7) On land where the holding symbol (H) applies, no soil disturbance by any means nor the erection of any structure(s) shall be permitted unless and until:

   a) An archaeological assessment has been completed to the satisfaction of the Ministry of Culture or its successor.

   b) The holding symbol (H) shall not be removed until the Ministry of Culture or its successor, provides written confirmation that its concerns respecting archaeological artifacts have been satisfied.

## 13.554 799 (Mariposa)

All provisions of the AG or FD zones shall apply except that:

1) The minimum lot area shall be 18.0 ha.

2) The minimum lot frontage shall be 70.0 m.

## 13.555 800 (Mariposa)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall be limited to a pit with a maximum annual extraction of 20,000 tonnes and agricultural uses, excluding barns and manure handling facilities.

2) A minimum vertical separation of 5.0 m shall be provided between aggregate extraction and the highest elevation of the ground water as it is found at any given point on the property.

## 13.556 802 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 5.0 ha.

## 13.557 804 (Mariposa)

All provisions of the CA zone shall apply except that:

1) The permitted uses shall be limited to a take-out restaurant and a farm produce outlet.

## 13.558 805 (Mariposa)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall be limited to a sand and gravel pit with a maximum annual extraction of 20,000 tonnes and agricultural uses, excluding barns and manure handling facilities.

2) A minimum vertical separation of 2.0 m shall be provided between aggregate extraction and the highest elevation of the ground water as it is found at any given point on the property.

## 13.559 807 (Mariposa)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.61 ha.

2) The minimum setback requirement from any lot line abutting the Kievall Creek Drain shall be 8.0 m.

## 13.560 808 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include an auction centre and one residential dwelling.

2) The minimum lot area shall be 3.6 ha.

3) The minimum lot frontage shall be 210.0 m.

4) The minimum number of parking spaces shall be one parking space per 9.0 sq. m. of floor area.

5) The minimum lot frontage shall be 45.0 m.

## 13.561 809 (Mariposa)

All provisions of the IX zone shall apply except that:

1) The minimum lot frontage shall be 20.0 m.

## 13.562 810 (Mariposa)

All provisions of the RR3B zone shall apply except that:

1) Lands shall be serviced by municipal communal water supply and sanitary sewer facilities.

2) The minimum lot area shall be 600.0 sq. m.

3) The minimum lot frontage shall be 18.0 m.

4) The minimum front yard shall be 7.5 m.

5) The minimum interior side yard shall be 3.0 m one side 1.3 m other side.

6) The minimum exterior side yard shall be 7.5 m.

7) The minimum rear yard shall be 6.0 m.

8) The minimum exterior opening elevation for habitable structures shall be 251.2 m CGD;

9) A fully or partially attached garage, with garage doors that do not face the street, shall have a minimum front yard or exterior side yard of 6.0 m and a minimum interior side yard of 3.0 m.

10) The maximum lot coverage shall be 40%.

11) No driveway shall be located closer than 8.5 m to the limit of the right-of-way at the street intersection

12) The minimum setback from a livestock facility shall be 130.0 m and from a manure storage facility shall be 100.0 m.

13) The minimum rear yard setback for an attached, unenclosed deck shall be 3.0 m.

14) A partially attached garage shall mean a garage which has a roof connection to the dwelling.

## 13.563 811 (Mariposa)

All provisions of the CA zone shall apply except that:

1) The permitted uses shall include a:

   a) Single detached dwelling

   b) Motor vehicle body repair shop

   c) Paint booth and a mini storage facility fully contained within buildings

   d) The number of collective uses will be limited to five of the permitted uses

2) The minimum lot area shall be 1.4 ha.

3) Where the CA zone abuts a residential zone, a landscaped buffer shall be provided which shall consist of an opaque fence with a minimum height of 2.0 m. The fence shall not be less than 100.0 m. along the interior side yard.

## 13.564 812 (Mariposa)

All provisions of the CA zone shall apply except that:

1) The permitted uses shall include:

   a) Bank or Financial Institution

   b) Business or Professional Office

   c) Medical Centre or Health Care Services

   d) Retail stores for clothing, books, shoes and household and personal effects

   e) Retail stores for furniture, appliances, home furnishings and home decorating

f) Personal Services shops including massage and therapy but excluding barber shop and hair salon

g) Retail Convenience Store

h) Retail Store for Food

i) A maximum of four dwelling units as part of a commercial building.

2) The minimum lot area shall be 4,000 sq. m.

3) The minimum lot frontage shall be 45.0 m.

4) The minimum front yard requirements shall be 6.0 m

5) The minimum side yard requirements shall be 9.0 m

6) The minimum rear and abutting residential zone shall be 12.0 m.

7) The maximum building elevation shall be 11.0 m.

8) The maximum lot coverage shall be 30%.

9) The minimum residential floor area shall be 60.0 sq. m.

10) The minimum landscaped open space of the lot area shall be 10%.

## 13.565 813 (Mariposa)

All provisions of the CU zone shall apply except that:

1) The permitted uses shall be limited to a stormwater management area, communal sewage disposal system and privately owned open space.

## 13.566 814 (Mariposa)

All provisions of the HR2 zone shall apply except that:

1) The minimum lot frontage for single detached dwellings shall be 18.0 m.

2) The minimum lot area shall be 571.0 sq. m.

3) The minimum lot frontage for duplex/semi-detached dwellings shall be 18.0 m with a minimum frontage of 9.0 m per unit, and lot area of 1,100 sq. m.

## 13.567 815 (Mariposa)

All provisions of the HR2 zone shall apply except that:

1) The minimum lot area shall be 0.42 ha.

2) The maximum lot area per dwelling unit shall be 525.0 sq. m. per dwelling unit.

3) The minimum lot frontage shall be 60.0 m.

## 13.568 816 (Mariposa)

All provisions of the RR3B-810 zone shall apply except that:

1) The minimum rear yard shall be calculated from a point 33.5 m. from the front lot line.

## 13.569 817 (Mariposa)

All provisions of the RR3-810 zone shall apply except that:

1) No buildings or structures shall be permitted.

## 13.570 818 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall also include a small-scale metal fabrication and farm machinery repair establishment

2) A dwelling unit shall be prohibited.

3) Metal fabrication and farm machinery repair establishment means a dry, medium industry involved in the repair of farming equipment, inclusive of the fabrication or modification of parts for repair purposes, as well as the construction or repair of metal products and goods, through processes including fabrication, welding, machining and tooling using metals, woods or plastics, production of fabricated metal and plastic parts; and the sandblasting and painting of such products, parts or goods;

and shall include, as an accessory use, the wholesale or retail sale of products, goods or materials used or produced on site.

4) Where AG-818 and the AG zone abut on the same lot, the minimum lot area shall be based on the total land area within the two zones combined and shall not be less than 25.0 ha.

5) Where AG-818 and the AG zone abut on the same lot, the minimum lot frontage shall be based on the total frontage of the two zones combined and shall not be less than 230.0 m.

6) The minimum building setback from a street shall be 80.0 m

7) The minimum side yard shall be 10.0 m.

8) The minimum rear yard shall be 10.0 m.

9) The minimum landscaped open space shall be 20%.

10) The minimum setback from a livestock building on a separate lot shall be 150.0 m.

11) The maximum floor area for a metal fabrication establishment and/or a farm machinery repair establishment, singularly or in combination shall be 550.0 sq. m.

12) The maximum floor area for enclosed storage accessory to a metal fabrication and farm machinery repair establishment shall be 250.0 sq. m.

13) The maximum floor area for accessory wholesale or retail use shall be 40.0 sq. m.

14) The maximum lot coverage, inclusive of outdoor storage shall be 20%.

15) The maximum number of principal buildings, exclusive of accessory storage buildings, for a metal fabrication establishment and farm machinery repair establishment, singularly or in combination shall be two.

16) Enclosed storage accessory to a metal fabrication and farm machinery repair establishment shall include either a wholly enclosed building or a wholly enclosed commercial trailer.

17) The maximum number of trailers for storage purposes shall be three and the interior floor area of such trailers shall be included in calculating the maximum enclosed accessory storage.

18) Outdoor storage accessory to a metal fabrication and farm machinery repair establishment shall be limited to mechanical equipment located in the rear yard with a minimum setback from the zone boundary of 5.0 m and encompassing an area not greater than 300.0 sq. m and a fuel storage area for a wood burning furnace which shall be located immediately behind a main building and shall have a minimum setback from a zone boundary of 12.0 m There shall be no other outdoor storage of parts, materials, products or equipment.

19) Waste storage for a metal fabrication and farm machinery repair establishment shall be located in a wholly enclosed building or in a wholly enclosed storage bin that is located to the immediate rear of a main building or enclosed with an opaque wooden fence constructed to a minimum height of 2.0 m. A new building for housing livestock or storing farm produce may be erected wholly or partially within the AG-818 zone but shall be subject to the zone provisions of the AG zone and setbacks shall be measured from the lot boundaries.

## 13.571 819 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 2.8 ha.

2) The minimum lot frontage shall be 155.0 m.

## 13.572 820 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum setback from any lot line within 200.0 m of an operating landfill site shall be 50.0 m.

## 13.573 821 (Mariposa)

All provisions of the EP zone shall apply except that:

1) Agricultural, forestry and landscaping or horticultural uses shall be prohibited.

## 13.574 822 (Mariposa)

All provisions of the RR3B zone shall apply except that:

1) The permitted uses shall be limited to seven single detached dwellings.

2) Any main buildings shall not be permitted within 15.0 m from the normal maintained summer water level of 249.9 m C.G.S. Datum.

3) There shall be a buffer area 15.0 m wide maintained adjacent the EP-821 zone in which there shall be no buildings or structures erected, no excavation or grading changes and existing vegetation shall not be disturbed or removed.

4) A 15.0 m setback shall be maintained between any new building or structure and the center line of any drainage courses on site.

## 13.575 824 (Mariposa)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1,161 sq. m.

2) The minimum lot frontage shall be 30.0 m.

## 13.576 825 (Mariposa)

All provisions of the AR zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Feedmill

   b) Grain Cleaning Plant

c) Grain Drying and Storage Facility

d) Nursery or Commercial Greenhouse

e) One Residential Dwelling Unit

2) The minimum lot area shall be 3.78 ha.

3) The minimum lot frontage shall be 151.0 m.

## 13.577 827 (Mariposa)

All provisions of the AR zone shall apply except that:

1) The permitted uses shall be limited to a:

a) Abattoir

b) Single detached dwelling

2) The minimum lot area shall be 1.54 ha.

3) The minimum lot frontage shall be 57.0 m.

## 13.578 829 (Mariposa)

All provisions of the RR1A zone shall apply except that:

1) The four existing accessory buildings and structures are permitted until either demolished or removed; despite the former use of these buildings for agriculture, the keeping of livestock is not permitted; a bait and tackle home occupation business may occupy the ground floor of the existing converted barn;

2) The minimum lot area shall be 1.2 ha.

3) The minimum lot frontage shall be 134.0 m.

## 13.579 831 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a cheese manufacturing factory.

2) The maximum gross floor area shall be 80.0 sq. m.

## 13.580 833 (Mariposa)

All provisions of the HR2 zone shall apply except that:

1) The following uses shall be permitted:

   a) Single detached dwelling

   b) Bed and breakfast establishment

   c) Home occupation

2) The minimum lot area shall be 421.4 sq. m.

3) The minimum lot frontage shall be 15.8 m.

4) The minimum front yard setback shall be 4.5 m.

5) The minimum interior side yard north side shall be 1.63 m.

6) The minimum interior side yard south side shall be 0.67 m.

7) The maximum lot coverage 50%

## 13.581 834 (Mariposa)

All provisions of the IX zone shall apply except that:

1) The permitted use shall be limited to a pit with a maximum annual extraction of 20,000 tonnes and agricultural uses, excluding barns and manure handling facilities.

2) The minimum vertical separation provided between aggregate extraction and the highest elevation of the ground water as it is found at any given point on the property shall be 1.5 m.

## 13.582 835 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The following uses shall be prohibited:

   a) A residential dwelling

   b) Livestock uses within the existing barns

c) Manure handling facilities within the existing barns

## 13.583 837 (Mariposa)

All provisions of the AG zone shall apply except that:

1) A dwelling shall be prohibited.

2) The minimum setback from the EP zone shall be 15.0 m.

3) The minimum setback from the IX zone shall be 120.0 m.

## 13.584 839 (Mariposa)

All provisions of the RR3B zone shall apply except that:

1) Minimum distance separation requirements shall not apply.

2) All habitable buildings shall have a minimum exterior opening elevation of 0.3 m above the 100 Year Lake Level of 250.9 m.

## 13.585 840 (Mariposa)

All provisions of the CG zone shall apply except that:

1) The permitted uses shall be limited to:

   a) A small engine repair shop

   b) An accessory dwelling unit

## 13.586 841 (Mariposa)

All provisions of the RR3B zone shall apply except that:

1) The minimum lot area shall be 1,775 sq. m.

2) The minimum lot frontage shall be 18.0 m.

## 13.587 843 (Mariposa)

All provisions of the CA zone shall apply except that:

1) The minimum lot frontage shall be 37.0 m.

## 13.588 844 (Mariposa)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.75 ha.

2) The minimum lot frontage shall be 130.0 m.

## 13.589 845 (Mariposa)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 2.02 ha.

2) The minimum lot frontage shall be 91.8 m.

## 13.590 846 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 2.8 ha.

2) The minimum lot frontage shall be 155.0 m.

## 13.591 847 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to:

   a) Agriculture, market garden farm, or forestry uses, exclusive of buildings and structures.

   b) Existing buildings and structures.

   c) Structures accessory to existing buildings and structures.

## 13.592 849 (Mariposa)

All provisions of the CA zone shall apply except that:

1) The permitted uses shall be limited to an auction barn.

2) The minimum side yard setback where the CA-849 zone abuts a residential zone shall be 3.0 m.

3) The minimum side yard setback where the CA-849 zone does not abut a residential zone shall be 12.0 m.

4) All parking shall be limited to the front and side yards.

5) A continuous landscaped buffer shall be planted and maintained along the side lot line, where the CA-849 zone abuts a residential use, from the front lot line to a depth of 91.5 m.

6) The continuous landscaped buffer shall consist of evergreen vegetation which shall achieve a minimum height of 1.5 m and a minimum width of 1.0 m within three years from the passing of this By-law. All landscaping shall be maintained in a healthy condition and shall be neat and orderly in appearance.

## 13.593 850 (Mariposa)

All provisions of the IX zone shall apply except that:

1) The permitted uses shall be limited to a pit with a maximum annual extraction of 20,000 tonnes.

2) An interior side yard shall not be required abutting a lot in an IX or IX Exception Zone.

3) A minimum vertical separation of 1.0 m shall be provided between aggregate extraction and the highest elevation of the groundwater as it is found at any given point on the site.

## 13.594 851 (Mariposa)

All provisions of the RR1A zone shall apply except that:

1) The keeping of livestock shall not be permitted.

## 13.595 852 (Mariposa)

All provisions of the AG zone shall apply except that:

1) No exterior opening in any new building shall be lower than the highest existing elevation of the grade of the ground within the lot zoned RR1A-853.

## 13.596 853 (Mariposa)

All provisions of the RR1A zone shall apply except that:

1) The maximum setback for all buildings and structures from the front lot line shall be 60.0 m.

2) No exterior opening in any new building shall be lower than the highest existing elevation of the grade of the ground within the lot.

## 13.597 855 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a public garage.

2) The minimum setback for public garage shall be 250.0 m.

3) The maximum gross floor area shall be 200.0 sq. m.

4) The maximum number of vehicles for parking shall be 15.

## 13.598 856 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 3.8 ha.

## 13.599 857 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 19.0 ha.

## 13.600 859 (Mariposa)

All provisions of the ID zone shall apply except that:

1) The permitted uses shall include a salvage yard and recycling depot.

2) The minimum lot area shall be 1.0 ha.

3) The minimum lot frontage shall be 60.0 m.

4) The minimum front yard shall be 10.0 m.

5) The minimum interior side yard shall be 10.0 m.

6) The minimum exterior side yard shall be 10.0 m.

7) The minimum rear yard shall be 10.0 m.

8) Establishment or maintenance of any of the permitted uses shall be enclosed by an opaque fence a minimum of 2.0 m in height or a landscaped buffer at least 6.0 m wide with an unpierced hedgerow of evergreens at least 2.0 m in height.

## 13.601 860 (Mariposa)

All provisions of the RR2C zone shall apply except that:

1) The minimum lot area shall be 1,850 sq. m.

2) The minimum lot frontage shall be 18.0 m.

## 13.602 864 (Ops)

All provisions of the EP zone shall apply except that:

1) Being Part 2, Plan 57R-9448, which contains a known archaeological resource, site alterations involving soil disturbances, and the erecting, locating of any class or classes of buildings or structures within this zone is strictly prohibited, unless there is further archaeological assessment by a licensed archaeologist, and such assessment shall recommend requirements for the conservation of identified archaeological features and\or artifacts.

## 13.603 865 (Mariposa)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 7.0 ha.

## 13.604 866 (Mariposa)

All provisions of the IX zone shall apply except that:

1) No processing plants shall be permitted within 90.0 m of a dwelling located on a separate lot.

## 13.605 870 (Woodville)

All provisions of the CH zone shall apply except that:

The permitted uses shall include a blacksmith operation, subject to the operation being carried out in a wholly enclosed building.

Outside storage shall be limited to the area shown on Schedule “A” of By-law 2004-30 and excluded from the area shown on Schedule “A” of By-law 2004-30.

Accessory storage shall be limited to a height not exceeding 1.8 m and located in the area shown on Schedule “A” of By-law 2004-30

Close board decorative wooden fences, no less than 2.0 m in height, shall be located as shown on Schedule “A” of By-law 2004-30.

A blacksmith operation shall be defined as an operation which makes, and repairs objects made of metal, using a forge and may include the welding of objects.

## 13.606 871 (Woodville)

All provisions of the CG zone shall apply except that:

The maximum number of dwelling units shall be one.

Except for entrances, storage areas or laundry facilities, no portion of a dwelling unit shall be located on or below the first storey.

## 13.607 874 (Woodville)

All provisions of the HR1 zone shall apply except that:

The minimum lot area requirement per dwelling unit shall be 1565.0 sq. m.

## 13.608 876 (Emily)

All provisions of the AG zone shall apply except that:

A maximum of one single detached dwelling is permitted

A seasonal farm help dwelling is not permitted.

## 13.609 877 (Emily)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 1.2 ha.

The minimum lot frontage shall be 55.0 m.

## 13.610 878 (Emily)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 6.7 ha.

2) The minimum front yard setback shall be 26.4 m.

3) An existing accessory building is permitted in the front yard.

## 13.611 879 (Emily)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Agricultural use

   b) Agricultural produce storage facility or seasonal fruit, flower or farm produce outlet for goods grown or produced on the farm

c) Home Occupation;

d) Bed and breakfast establishment

e) Single detached dwelling.

2) The minimum lot area shall be of 4.2 hectares.

## 13.612 880 (Emily)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a lumber manufacturing facility.

2) A lumber manufacturing facility includes the manufacturing, processing, fabrication, and warehousing of trusses. The use shall be carried out by at least one member of the household residing on the property. The property on which the use is located shall be classified as a farm by MPAC.

3) The minimum front yard shall be 130.0 m.

4) The minimum exterior side yard shall be 100.0 m

5) The maximum gross floor area shall be 600.0 sq. m.

6) The minimum parking shall be six spots.

7) The minimum accessible parking shall be one spot.

8) The provisions of Section 5.5.6 shall not apply to a lumber manufacturing facility.

## 13.613 881 (Emily)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a custom woodworking shop.

2) The maximum gross floor area shall be 595 sq. m.

3) The minimum parking spaces shall be 6.

4) The provisions of Sections 2.4.2 and 5.5.6 shall not apply.

## 13.614 882 (Emily)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Landscaping or excavating business

   b) Garden and nursery supply outlet

2) Except for the purposes of lot coverage, the land zoned AG-882 shall not be considered a separate lot.

3) The maximum lot coverage shall be 375.0 sq. m.

## 13.615 883 (Emily)

All provisions of the CH zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Commercial greenhouse

   b) Farm produce outlet and the retail sales of the following:

   (a) automobile sales establishment

   (b) motor vehicle engine and body repair and paint shop, within a wholly enclosed building

   (c) one dwelling unit

## 13.616 884 (Emily)

All provisions of the CH zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Dry land marina

   b) Restaurant

   c) Drive-in restaurant

   d) Retail sale of garden and nursery supplies

e) Retail sale of arts, crafts and antiques in a wholly enclosed building

2) The minimum interior side yard shall be 30.0 m.

3) The maximum lot coverage shall be 20%

## 13.617 885 (Emily)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall include passive, recreational uses specific to recreational trails and boardwalks.

## 13.618 886 (Emily)

All provisions of the RR3B zone shall apply except that:

1) The minimum side yard shall be 5.5 m.

a) The existing dwelling and the existing unenclosed deck shall have legal non-complying status and may continue in their existing location but any expansion or addition to the dwelling or the deck shall comply with the minimum side yard.

2) The minimum front yard for an existing accessory garage 7.4 m.

## 13.619 887 (Emily)

All provisions of the IG zone shall apply except that:

1) The minimum front yard shall be 30.0 m.

2) The minimum side yard shall be 9.0 m.

3) The minimum rear yard shall be 12.0 m.

4) The minimum lot depth shall be 76.0 m.

5) The maximum lot coverage shall be 20%.

6) The minimum landscaped buffer width, abutting a zone which permits a residential use, shall be 6.0 m.

## 13.620 889 (Emily)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot area shall be 1.27 ha.

2) The minimum lot frontage shall be 63.0 m

## 13.621 890 (Emily)

All provisions of the RR1A zone shall apply except that:

Buildings shall not be erected within 30 metres of the existing barn building located on the abutting lot. The existing barn building is located approximately 3.5 m north of the rear lot line.

If at any time the existing barn building located approximately 3.5 metres north of the rear lot line is demolished or removed, clause 1) shall no longer apply.

## 13.622 891 (Bexley)

All provisions of the CH zone shall apply except that:

1) The permitted uses shall include a convenience store and a drive through facility.

2) The minimum interior site yard setback shall be 9.75 m.

3) The minimum aisle width shall be 5.4 m.

4) The minimum aisle width for drive through stacking lane shall be 3.0 m.

5) The minimum parking spaces for all uses shall be 39.

6) The maximum commercial uses per lot shall be four.

7) A loading space may be provided in a yard which faces a street.

## 13.623 892 (Carden)

All provisions of the CU zone shall apply except that:

1) The permitted uses shall be limited to a public park exclusive of buildings.

## 13.624 893 (Carden)

All provisions of the EP zone shall apply except that:

1) The removal of the holding symbol (H) shall be in accordance with the following:

    a) The completion of an archaeological assessment and any required mitigation take place to the satisfaction of the Ministry of Culture, prior to any form of soil disturbance.

## 13.625 894 (Carden)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall include mitigation accessory to a quarry as permitted under the Aggregate Resources Act.

## 13.626 895 (Carden)

All provisions of the AG zone shall apply except that:

1) The removal of the holding symbol (H) shall be in accordance with the following:

    a) The completion of an archaeological assessment and any required mitigation take place to the satisfaction of the Ministry of Culture, prior to any form of soil disturbance.

## 13.627 896 (Carden)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 20.0 ha.

## 13.628 898 (Dalton)

All provisions of the AG zone shall apply except that:

1) The minimum lot frontage of shall be 0.0 m.

2) A dwelling may be constructed on land that fronts a private road.

3) The maximum bedrooms within a single detached dwelling shall be 18.

4) The maximum gross floor area of a single detached dwelling shall be 864.0 sq. m.

## 13.629 899 (Eldon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to:

   a) Agricultural, market garden or forestry uses

   b) All uses permitted within the EP zone

2) No buildings or structures are permitted.

## 13.630 900 (Eldon)

All provisions of the AG zone shall apply except that:

1) The following is permitted through a Temporary Use By-law under Section 39 of the Planning Act, R.S.O., 1990, c.P 13, as amended (expires September 15, 2023):

   a) A commercial off-grid rental cabin facility consisting of a maximum of five small scale cabins each to a maximum of 18.0 sq. m., six tent sites for sleeping accommodation and that are located in one concentrated area and having a maximum tent size of 10.0 sq. m., one common building for washroom facilities to a maximum of 20.0 sq. m., an internal private road which utilizes the existing internal road on the property, private docks for the cabins and a communal dock and pavilion for common waterfront access for water-based recreational activities.

b) No other site alterations related to the temporary use are permitted on the property.

## 13.631 901 (Eldon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include an abattoir.

2) The removal of the holding symbol (H) shall be in accordance with the following:

a) The owner shall apply for and obtain Site Plan Approval for the development of an abattoir.

## 13.632 903 (Eldon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a machine and welding shop for farm equipment.

## 13.633 905 (Eldon)

All provisions of the CH zone shall apply except that:

1) The permitted including a maximum of four of the following uses:

a) Veterinary Clinic

b) Motor Vehicle Fuel Bar

c) Restaurant

d) Convenience Store

e) Bank or Financial Institution

f) Service Shop, Personal

g) Business, Professional or Administrative Office

h) Medical Clinic

## 13.634 906 (Emily)

All provisions of the RR2A zone shall apply except that:

1) The minimum lot area with a private water supply and sewage disposal system shall be 1,668 sq. m.

## 13.635 907 (Emily)

All provisions of the RR2A zone shall apply except that:

1) The minimum lot area shall be 4,200 sq. m.

## 13.636 908 (Emily)

All provisions of the RR3A zone shall apply except that:

1) The holding symbol (H) shall only be removed once the applicant has demonstrated that a new well will not adversely impact adjacent development.

## 13.637 909 (Emily)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot frontage along Westview Drive shall be 8.0 m.

2) The zone boundary between the RR3A-909 and EP zones shall not be considered a lot line for the purposes of interpreting and applying the zone and general provisions of the By-law.

## 13.638 910 (Emily)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot frontage shall be 17.0 metres.

## 13.639 911 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a primary school and accessory uses.

2) The maximum lot area shall be 1.5 ha.

3) The minimum lot frontage shall be 90.0 m.

4) The minimum front yard requirements shall be 6.0 m.

5) The minimum interior side yard shall be 6.0 m.

6) The minimum rear yard shall be 30.0 m.

7) The maximum lot coverage shall be 15%.

## 13.640 912 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include:

   a) Repair of agricultural equipment

   b) The sale of parts for agricultural equipment

   c) The assembly and repair of fabric covers for agricultural buildings

2) The maximum gross floor area permitted for these uses shall not exceed a total of 1,500.0 sq. m.

## 13.641 913 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a private school.

2) The minimum front yard setback for a private school from Mark Road, shall be 152.0 m.

## 13.642 914 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include soil processing and screening facility which excludes any retail sales of the landscaping material on site.

2) Soil Processing and Screening Facility means the process of mixing topsoil with other types of landscaping material

such as sand and sawdust to create an amended soil for landscaping purposes. Screening includes depositing the soil through machinery that separates the fine soil particles from any rock, sticks and/or other unwanted debris.

3) The maximum total lot area shall be 2.43 ha.

4) The removal of the holding symbol (H) shall be in accordance with the following:

   a) The owner shall enter into a site plan agreement for the proposed development that addresses machinery placement, storage and traffic.

## 13.643 915 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The minimum lot frontage shall be 40.0 m.

## 13.644 916 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall be limited to an accessory building.

2) The maximum floor area of the accessory building shall be 100.0 sq. m.

3) The accessory building shall not be constructed until a single detached dwelling has been constructed in the AG-916 zone on the same property.

4) The minimum setback from the EP zone shall be 10.0 m

5) The maximum front yard setback shall be 30.0 m.

## 13.645 917 (Fenelon)

All provisions of the AG zone shall apply except that:

1) Residential uses are not permitted

2) The buildings existing on the date of the passing of this By-law may not be used to house livestock.

## 13.646 918 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a garden suite.

2) A garden suite shall be connected to the existing water supply and sanitary sewage disposal system serving the principal dwelling and shall not exceed a gross floor area of 150.0 sq. m and shall be permitted for a period of twenty years commencing on the date that the AG-918 Zone is in effect (Expiry 2039).

## 13.647 919 (Fenelon)

All provisions of the AG zone shall apply except that:

1) Residential uses and accessory uses are not permitted.

2) The minimum lot frontage shall be 185.0 m.

3) A building and/or structure may be erected on property with a lot line that abuts and obtains direct access onto a public street that is privately maintained.

4) The removal of the holding symbol (H) shall be in accordance with the following:

   a) The owner enters into an agreement with the City to upgrade a suitable length of Robin Road to municipal standard in order to provide private service access to the property's driveway entrance.

## 13.648 920 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The minimum lot area shall be 10.8 ha.

## 13.649 921 (Fenelon)

All provisions of the AG zone shall apply except that:

1) The minimum front yard shall be 40.0 m.

## 13.650 922 (Fenelon)

All provisions of the AG zone shall apply except that:

1) A garden suite shall be a permitted use.

2) The garden suite shall be permitted for a maximum period of twenty years commencing on the date that the AG-922 zone is in effect.

3) The removal of the (H) holding symbol shall be in accordance with the following:

   a) The owner shall enter into a development agreement with the City which will detail control measures related to the garden suite, including, but not limited to, temporary servicing, location and removal and decommissioning. (Expires December 11, 2032)

## 13.651 924 (Fenelon)

All provisions of the CH zone shall apply except that:

1) The permitted uses shall include a:

   a) Convenience store

   b) Drive-thru facility related to a restaurant use

2) The minimum aisle width for drive-through stacking lane shall be 3.0 m.

3) The minimum number of vehicles for drive-through stacking lane shall be 25.

4) The removal of the holding symbol (H) shall be in accordance with the following:

   a) The owner shall enter into a site plan agreement for the proposed development that addresses site servicing, stormwater management, traffic, landscaping, and illumination.

## 13.652 925 (Fenelon)

All provisions of the CH zone shall apply except that:

1) The permitted uses shall include a propane bulk fuel storage facility.

2) The minimum rear yard shall be 7.5 m.

## 13.653 926 (Fenelon)

All provisions of the EP zone shall apply except that:

3) A boathouse shall be a permitted use.

4) The maximum area for a boathouse shall be 78.0 sq. m.

## 13.654 927 (Fenelon)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall include one accessory building to a maximum of 37.0 sq. m. and a covered or uncovered bridge at the shoreline to a maximum of 16.0 sq. m.

2) The minimum front yard shall be 15.0 m.

3) The minimum rear yard shall be 15.5 m.

4) The minimum side yard on north shall be 3.0 m.

5) The minimum side yard on south shall be 15.5 m.

6) The minimum water setback shall be 15.5 m.

7) A covered or uncovered bridge is regulated to the existing location at the time of passing of this By-law.

## 13.655 928 (Fenelon)

All provisions of the EP zone shall apply except that:

1) No boat ramps, boathouses or dredging is permitted although the EP-928(H) zone shall permit recreational trails.

2) The removal of the holding symbol (H) shall be in accordance with the following:

a) The owner shall enter into a site plan agreement and a condominium agreement with the City for any development on the land.

## 13.656 929 (Fenelon)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall include a private condominium road and include a Kawartha Region Conservation Authority approved wetland compensation area.

2) The removal of the Holding Symbol (H) shall be in accordance with the following:

a) The owner shall enter into a site plan agreement and a condominium agreement with the City for any development on the land.

## 13.657 930 (Fenelon)

All provisions of the RR3B zone shall apply except that:

1) A residential dwelling is not permitted.

2) The permitted uses shall include buildings, structures and uses accessory to the adjacent developed residential lot municipally known as 6 Pike Street.

3) The minimum front yard setback shall be 6.0 m.

## 13.658 931 (Fenelon)

All provisions of the RR3B zone shall apply except that:

A residential dwelling is not permitted.

The permitted uses shall include buildings, structures and uses accessory to the adjacent developed residential lot municipally known as 65 Potts Shore Road.

## 13.659 932 (Fenelon)

All provisions of the RR3B zone shall apply except that:

The minimum lot area shall be 1214.0 sq. m.

The minimum lot frontage shall be 20.0 m.

The removal of the holding symbol (H) shall be in accordance with the following:

That the health unit confirms that the site can be adequately serviced in relation to the existing wells, setbacks and the floodplain of Sturgeon Lake.

The owner shall prepare a drainage and grading plan to the satisfaction of the City's engineering division.

## 13.660 933 (Fenelon)

All provisions of the RR3B zone shall apply except that:

The lot line abutting Camp Street shall be deemed to be the front lot line.

The minimum front yard requirements shall be:

1.3 m. for a detached garage

5.0 m for the south dwelling

The minimum exterior side yard shall be:

5.5 m. for the south dwelling

4.5 m. for the north dwelling

The maximum density per lot shall be two dwelling units.

## 13.661 935 (Fenelon)

All provisions of the IR zone shall apply except that:

The following uses shall be permitted within a wholly enclosed building:

Repair and service of small engines, powered equipment, snowmobiles, lawn and garden equipment, farm machinery and boats not exceeding 4.0 m in length.

Retail sale of small engines, powered equipment, snowmobiles and lawn and garden equipment.

The maximum gross floor area devoted to retail sales building shall not exceed 25.0%.

Outside storage of equipment awaiting repair or service shall be in the rear yard only

Outside storage areas shall be screened from the public street by a landscaped buffer or fencing.

## 13.662 937 (Fenelon)

All provisions of the IG zone shall apply except that:

The permitted uses shall be limited to a well drilling business.

## 13.663 938 (Fenelon)

All provisions of the IG zone shall apply except that:

The permitted uses shall include a recycling depot.

## 13.664 939 (Fenelon)

All provisions of the RR1A zone shall apply except that:

The removal of the holding symbol (H) shall be in accordance with the following:

a) The owner shall enter into a site plan agreement and a condominium agreement with the City for any development on the land.

## 13.665 940 (Fenelon)

All provisions of the RR1A zone shall apply except that:

The minimum lot area shall be 3.76 ha.

The maximum lot coverage shall be 10.0 %

## 13.666 942 (Fenelon)

All provisions of the RR1A zone shall apply except that:

The minimum lot area shall be 4000.0 sq. m.

The minimum lot frontage shall be 21.0 %

## 13.667 943 (Fenelon)

All provisions of the RR3B zone shall apply except that:

The minimum front yard setback for existing accessory (barn) building shall be 2.5 m.

The minimum exterior side yard setback shall be 4.5 m.

The maximum gross ground floor area shall be 300.0 sq. m.

The maximum height shall be 10.0 m.

The minimum shoreline right-of-way width shall be 7.0 m.

## 13.668 944 (Fenelon)

All provisions of the RR3B zone shall apply except that:

The minimum shoreline lot frontage shall be 31.0 m.

## 13.669 945 (Fenelon)

All provisions of the RR3B zone shall apply except that:

The minimum lot area shall be 2.5 ha.

The minimum shoreline right-of-way width shall be 7.0 m.

## 13.670 948 (Laxton)

All provisions of the CR zone shall apply except that:

The permitted uses shall be limited to a lodge having a total floor area not exceeding 306.0 sq. m and a total accommodation floor area not exceeding 192.0 sq. m.

## 13.671 955 (Laxton)

All provisions of the RR2C zone shall apply except that:

The minimum exterior side yard shall be 5.3 m.

An accessory building may be erected in the front yard.

## 13.672 957 (Laxton)

All provisions of the RR2C zone shall apply except that:

The minimum lot frontage shall be 6.0 m.

The minimum building setback from a lot line other than a shore lot line shall be 6.0 m.

## 13.673 963 (Laxton)

All provisions of the IX zone shall apply except that:

The permitted uses shall include a dimensional limestone quarry for a class “B”, category 8 license with a maximum extraction limit of up to 20,000 tonnes annually 2.0 m above the water table.

No blasting or crushing of materials will be permitted.

## 13.674 969 (Manvers)

All provisions of the RMH zone shall apply except that:

The maximum number of mobile home sites shall be fourteen.

In addition to the mobile home sites, one single detached dwelling shall also be permitted to be used by someone who maintains and manages the mobile home park.

An office may be permitted as an accessory use to the dwelling.

## 13.675 970 (Manvers)

All provisions of the RR1D zone shall apply except that:

The permitted uses shall include an accessory building within the front yard provided the building maintains a minimum setback of 80 metres from the front lot line.

Notwithstanding the definition of a front yard, the front yard shall be defined as the yard extending across the full width of the lot between the front lot line and the nearest wall of the dwelling.

## 13.676 971 (Manvers)

All provisions of the RR1D zone shall apply except that:

Where the RR1D-971 and OS zones appear together on any schedule to the By-law and share a common boundary then the two zones combined shall be considered to be one lot and the minimum lot area and frontage requirements of the RR1D-971 zone shall apply.

The minimum side yard requirement shall apply to the common zone boundary, but the boundary shall not be considered a lot line.

## 13.677 972 (Manvers)

All provisions of the CG zone shall apply except that:

The permitted uses shall also include a contractor's shop.

A contractor's shop shall be defined as: a building or part thereof where equipment and materials of a contractor are stored and/or where a contractor performs office, maintenance, or assembly work, and may include the outdoor storage of equipment or materials accessory to the building but does not include any other use or activity otherwise defined herein.

Outdoor storage shall be within the interior side or rear yard.

Notwithstanding the definition of front lot line, the front lot line shall be defined as the north lot line dividing the lot from the highway.

The minimum front yard shall be 10.0 m.

The minimum exterior side yard shall be 6.0 m

The minimum side yard shall be 6.0 m.

The minimum number of parking spaces shall be 12.

The minimum aisle width for north parking area shall be 4.0 m.

The minimum aisle width for south parking area shall be 6.0 m.

A loading space may be located upon a driveway.

Alternative spacing and vegetation composition of a landscaped buffer may be provided where required in the site plan.

The removal of the holding symbol (H) shall require the owner to enter into a site plan agreement with the City for any development on the land.

## 13.678 974 (Manvers)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to an automobile service centre.

The minimum lot area shall be 0.29 ha.

The minimum lot frontage shall be 30.55 m.

The minimum number of parking spaces shall be three.

The minimum front yard setback shall be 7.18 m.

The minimum side yard setback shall be 0.84 m.

## 13.679 975 (Manvers)

All provisions of the CR zone shall apply except that:

The permitted uses shall include a golf course and clubhouse.

A minimum of 144 parking spaces shall be provided of which 96 spaces may be located in an overflow parking area.

Clubhouse means premises accessory to a recreational use, used to house related equipment, a pro shop, an administration office, washrooms and may include a restaurant.

## 13.680 980 (Manvers)

All provisions of the OS zone shall apply except that:

The permitted uses shall be limited to conservation uses and flood and erosion control works.

A conservation use means a use which preserves, protects or improves any feature of the natural environment through a

program of maintenance and management administered by a conservation authority, public authority, private group or individual.

## 13.681 981 (Manvers)

All provisions of the OS zone shall apply except that:

The permitted uses shall include a single detached dwelling.

The minimum lot area shall be 1615.0 sq. m.

The minimum front yard (main building) shall be 2.4 m.

The minimum front yard (main building with covered porch/deck) shall be 0.9 m.

The minimum front yard (garage attached to main building) shall be 6.0 m.

The maximum lot coverage shall be 20.0 %.

A detached garage shall be subject to a minimum setback of 15.0 m from the front lot line.

## 13.682 982 (Manvers)

All provisions of the OS zone shall apply except that:

The permitted uses shall include only a stormwater management facility and stormwater conveyance channels.

Accessory buildings or structures, entrances and driveways, fencing, gates may be constructed or placed on these lands.

## 13.683 983 (Manvers)

All provisions of the OS zone shall apply except that:

The permitted uses shall be limited to conservation uses.

A conservation use means a use which preserves, protects or improves any feature of the natural environment through a program of maintenance and management administered by a Conservation Authority, public authority, private groups or individuals.

## 13.684 985 (Manvers)

All provisions of the RR2B zone shall apply except that:

The minimum lot area shall be 4000.0 sq. m.

The minimum lot frontage shall be 30.0 m.

The minimum front yard shall be 15.0 m.

The minimum rear yard shall be 10.0 m.

The minimum exterior yard shall be 10.0 m.

The minimum side yard shall be 3.0 m.

The minimum water setback shall be 15.0 m.

The maximum lot coverage shall be 25 percent.

The minimum dwelling unit floor area shall be 100.0 sq. m.

The maximum height shall be 11.0 m.

The maximum number of dwelling units shall be one.

A detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:

10.0 m from a front lot line

10.0 from an exterior lot line; and

3.0 m from a side lot line.

The regulations for lands in Exception Zone 985 shall be read in conjunction with the regulations for lands zoned RR1-S9 in the Oak Ridges Moraine Zoning By-law 2005-133 and they shall be applied as though the zone boundary did not exist.

## 13.685 986 (Manvers)

All provisions of the RR2B zone shall apply except that:

The minimum lot area shall be 3300.0 sq. m.

The minimum lot frontage shall be 30.0 m.

The minimum rear yard shall be 10.0 m.

The minimum exterior side yard shall be 10.0 m.

A detached garage may be permitted in the front yard and when located in a front yard shall be subject to the following minimum setbacks:

10.0 m from a front lot line

10.0 from an exterior lot line; and

3.0 m from a side lot line.

## 13.686 988 (Manvers)

All provisions of the AG zone shall apply except that:

A garden suite shall be a permitted use.

A garden suite shall be located in a side yard or rear yard and shall be connected to the existing water supply and sanitary sewage disposal system serving the principal dwelling and shall not exceed a gross floor area of 100 sq. m.

A garden suite shall be permitted for a period of twenty years commencing the date that the AG Zone is in effect. (Expires July 16, 2039)

## 13.687 989 (Manvers)

All provisions of the AG zone shall apply except that:

A dwelling and associated accessory uses are not permitted.

The minimum lot frontage is 130.0 m.

The frame shed existing on the date of passing of this By-law shall have a minimum side yard of 2.9 m and minimum rear yard of 20.0 m.

## 13.688 990 (Manvers)

All provisions of the RR1D zone shall apply except that:

The minimum lot area shall be 4000.0 sq. m.

The minimum front yard shall be 30.0 m.

## 13.689 991 (Mariposa)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 28.0 ha.

## 13.690 992 (Mariposa)

All provisions of the AG zone shall apply except that:

Lands zoned AG-992(H) may permit a towing and compound operation on the subject land.

The holding symbol (H) on the lands shall be removed upon completion of site plan.

## 13.691 993 (Mariposa)

All provisions of the AG zone shall apply except that:

A garden suite shall be a permitted use.

The maximum gross floor for a garden suite shall not exceed 110.0 sq. m and shall be permitted for a period of twenty years commencing on the date that the AG-993 Zone is in effect. (Expires June 18, 2039)

## 13.692 995 (Mariposa)

All provisions of the AG zone shall apply except that:

1) Livestock is not permitted within agricultural buildings existing on the date of passing of this By-law.

2) A dwelling unit and accessory uses thereto and/or a seasonal farm residential use and accessory uses thereto are prohibited.

## 13.693 996 (Mariposa)

All provisions of the CG zone shall apply except that:

The permitted uses shall include two one-bedroom apartments and one two-bedroom apartment plus a maximum of two of the following commercial uses:

Art and Antique Shop

Banks, Financial Institutions

Business or Professional Offices

Dressmaking or Tailoring Shop

Drug Store

Retail Store with no outdoor storage

Service Shop and Personal Service

Upholstery and Furniture Repair.

The minimum width of the landscaped buffer shall be 1.25 m and shall be established and maintained in the yard abutting the interior side lot line from the front to the rear lot lines. The landscaped buffer shall not have situated on it any buildings, structures, parking spaces or driveways.

## 13.694 997 (Mariposa)

All provisions of the CH zone shall apply except that:

The followings uses shall be permitted:

Animal hospital or veterinary establishment

Motor vehicle sales establishment

Motor vehicle service station and fuel bar

Motor vehicle washing establishment

Business and professional office

Place of Worship

Club, charitable, service or private Recreational establishment, indoor

The permitted uses shall also include retail sales within wholly enclosed buildings of the following:

Major electrical appliances

Art and craft objects and antiques.

Automobile, boat, camper and marina accessories including the sale of trailers, motorized snow vehicles and boats

Broadloom and draperies.

Equipment and machinery for farming, business, professional institutions.

Furniture, lamps and mirrors.

Garden and nursery supplies.

Gymnasium equipment and sporting goods.

Retail lumber and home improvement supplies.

Tourist information centre

The minimum lot area shall be 2780.0 sq. m.

The minimum width of a landscaped buffer strip shall be 3.0 m in width with an opaque fence 1.5 m in height between residential and commercial uses.

## 13.695 998 (Mariposa)

All provisions of the CH zone shall apply except that:

An antique shop and one dwelling unit shall be a permitted use.

The minimum lot area shall be 3200.0 sq. m.

## 13.696 999 (Mariposa)

All provisions of the CH zone shall apply except that:

The permitted uses shall be limited to:

Lawn and garden equipment sales and service establishment arts, crafts, antiques and woodworking establishment

Retailing of garden and nursery supplies

Public garage

One dwelling unit

The maximum floor area for the sale of accessory and ancillary parts and products shall not occupy more than 25.0%.

The repair and service of all equipment and products shall be conducted within a wholly enclosed building.

The outdoor display of the equipment or products for sale shall be limited to the front yard.

No other outside storage of goods, equipment or products shall be permitted.

The motor vehicle parking associated with the permitted uses shall be limited to the front yard with a maximum of 11 motor vehicles.

A continuous landscaped buffer shall be planted and maintained along the side lot line, where the CH-999 zone abuts a residential use, from the front lot line to a depth of 20.0 m or, alternatively, an opaque fence shall be constructed to provide a satisfactory buffer.

The continuous landscaped buffer shall consist of evergreen vegetation which shall achieve a minimum height of 1.5 m, and a minimum width of 1.0 m, within three years from the passing of this By-law.

The minimum setback for a motor vehicle repair bay from the west side lot line shall be 24.5 m.

Motor vehicle sales accessory to a public garage shall be limited to two parking spaces with a maximum of 18 sq. m. per space.

## 13.697 1001 (Mariposa)

All provisions of the EP zone shall apply except that:

The only permitted uses shall be limited to a:

Dock anchor

Boat storage

Parking and access related thereto

The boat anchor shall not be located closer than 3.0 m from the southern lot line.

## 13.698 1002 (Mariposa)

All provisions of the HR2 zone shall apply except that:

The existing natural vegetation corridor shall be protected, maintained and enhanced insofar as possible to preserve the features and functions of this corridor. The exception to this is that the corridor may be interrupted to permit the construction of municipal infrastructure.

## 13.699 1003 (Mariposa)

All provisions of the RR3 zone shall apply except that:

The minimum lot area shall be 1300.0 sq. m.

## 13.700 1004 (Mariposa)

All provisions of the IG zone shall apply except that:

The permitted uses shall include a motor vehicle body repair shop and accessory enclosed storage.

The minimum front yard setback shall be 160.0 m.

The maximum gross floor area shall be 650 sq. m.

## 13.701 1005 (Mariposa)

All provisions of the IX zone shall apply except that:

The minimum lot frontage shall be 18.0 m.

## 13.702 1006 (Mariposa)

All provisions of the IX zone shall apply except that:

The permitted uses shall include a quarry.

A recyclables storage area is permitted for reclaimed materials such as aggregate products, asphalt, concrete and brick, which may be imported to the property for processing and temporarily stored for sale.

A rear excavation setback of 0.0 m is permitted for a pit and 5.0 m is permitted for a quarry along the westerly lot line abutting an existing licensed pit.

## 13.703 1007 (Mariposa)

All provisions of the RR1A zone shall apply except that:

The maximum lot coverage of all accessory buildings and structures, excluding outdoor swimming pools shall be 168.0 sq. m.

## 13.704 1008 (Mariposa)

All provisions of the RR3B zone shall apply except that:

The minimum lot area shall be 1750.0 sq. m.

The minimum lot frontage shall be 25.0 sq. m.

## 13.705 1009 (Mariposa)

All provisions of the RR3B zone shall apply except that:

The permitted uses shall include storage and maintenance facilities accessory to a golf course on an abutting property.

The provisions of Exception Zone 798 shall apply.

The maximum height of an existing building shall be 15.0 m.

Parking for golf course accessory uses shall be provided at a rate of one space per employee.

## 13.706 1010 (Mariposa)

All provisions of the AR zone shall apply except that:

The permitted uses shall be limited to:

Retail sales within accessory structures existing as of the date of passing of this by-law, subordinate and incidental to the principal use on the same property

A chip truck

Farmer's market means an area where more than one vendor may locate temporarily, generally on a rental or pay-for-use basis, for the purpose of retailing farm produce but may also include home prepared items or crafted items.

The minimum lot area shall be 0.29 ha.

The minimum lot frontage shall be 30.5 m.

The minimum interior side yard shall be 3.0 m.

## 13.707 1011 (Mariposa)

All provisions of the AR zone shall apply except that:

Existing buildings shall not be used for the keeping of livestock or animal husbandry.

The minimum lot area shall be 1.88 ha.

## 13.708 1012 (Ops)

All provisions of the AG zone shall apply except that:

The permitted uses shall be limited to a:

Single detached dwelling

Kennel

Ancillary uses to a kennel operation including pet retail sales, grooming, training facilities, rehabilitation facility, pet transportation services and memorial services excluding burials.

The minimum lot area shall be 2.6 ha.

The minimum front yard setback from a single detached dwelling shall be 13.5 m.

The minimum front yard setback from a porch on a single detached dwelling shall be 10 m.

Loading spaces are not required.

Additional street setbacks do not apply to a single detached dwelling.

## 13.709 1013 (Ops)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a kennel.

## 13.710 1014 (Ops)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a secondary use consisting of offices for health practitioners and a yoga studio.

The permitted uses shall be located within an existing outbuilding and comprise a ground floor area of not more than 360 sq. m.

The use shall be carried out by at least one member of the household residing on the property.

The property on which the use is located shall be classified as a farm by MPAC.

A loading space shall not be required for the health and yoga studio use.

Parking shall be provided in accordance with the following:

Yoga Studio: one parking space per 20 sq. m of gross floor area

Health Offices: three parking spaces per practitioner office

## 13.711 1015 (Ops)

All provisions of the AG zone shall apply except that:

A meeting house used as a place of worship and gathering may also be permitted.

a) The meeting house use shall comprise a ground floor area of not more than 300.0 sq. m.

b) A loading space shall not be required.

c) Grassed hitching-ties may be provided as an alternative to surfaced parking spaces.

3) On land zoned AG-1015(H), the removal of the holding symbol (H) shall be in accordance with the following:

a) The owner shall apply for and obtain Site Plan Approval for the development.

## 13.712 1016 (Ops)

All provisions of the AG zone shall apply except that:

The permitted uses shall be limited to a:

Sawmill (wholly enclosed)

Wood Storage (wholly enclosed)

Lumber and Wood Products Storage and Sales (wholly enclosed)

Woodworking Shop

Retail Sales of Handicraft Works, Wood Products and Antiques only

Outside Storage of Lumber enclosed within a 2.43m high wooden privacy fence, parallel to the north and easterly property lines, to be maintained at all times

A single detached dwelling

The easterly lot line (dividing the lot from both the City of Kawartha Lakes Road 36 and Woodview Road) shall be deemed to be the front lot line.

No buildings, structures and/or outside storage shall be permitted within a buffer strip, setback a minimum distance of 15.0 m along the frontage of the property at the eastern property line.

The maximum lot coverage (Building Area) for all buildings shall not exceed 12% of the lot area or a maximum of 3,000 sq. m. in total, whichever is the lesser. Any new buildings, constructed after April 15, 2004 shall be used for storage only.

The minimum lot area shall be 2.68 ha.

The minimum lot frontage shall be 173.0 m.

A maximum of one dwelling per lot shall be permitted.

New accessory buildings, constructed after April 15, 2004 shall be located in the side and/or rear yard only and shall be used for storage only.

The minimum distance between a residential and non-residential building on the same lot shall be 15.0 m.

The maximum height of non-residential buildings shall be 15.0 m.

## 13.713 1017 (Ops)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a private school.

## 13.714 1018 (Ops)

All provisions of the AR zone shall apply except that:

The permitted uses shall include a:

Trucking Terminal

Truck and Tractor Repair and Sales

Bulk Agricultural/Seed Storage

Nursery

The minimum number of parking spaces shall be 42 of which four are demarcated as accessible.

On lands zoned AR-1018(H), the removal of the Holding Symbol (H) shall be considered by Council once the owner has entered into a site plan agreement to the satisfaction of the City of Kawartha Lakes.

## 13.715 1022 (Ops)

All provisions of the CH zone shall apply except that:

The permitted uses shall include a:

Accessory dwelling unit in a non-residential building.

Convenience store

The minimum lot area shall be 3,800 sq. m.

The minimum exterior side yard shall be 7.49 m.

The minimum interior side yard from a side lot line abutting a Residential Zone or a lot containing a residential use shall be 5.54 m.

The minimum planting strip width shall be 1.0 m.

## 13.716 1024 (Ops)

All provisions of the CH zone shall apply except that:

The permitted uses shall include an abattoir.

## 13.717 1025 (Ops)

All provisions of the EP zone shall apply except that:

Passive recreational uses are permitted to include trails and limited structures such as docks, boardwalks and footbridges.

On land zoned EP-1025 the removal of the Holding Symbol (H) shall be considered by Council once the owner has entered into a site plan agreement which demonstrates access to the satisfaction of the City of Kawartha Lakes and the KRCA.

## 13.718 1026 (Ops)

All provisions of the RR3D zone shall apply except that:

The minimum rear yard (main building) shall be 3.0 m.

The minimum side yard from the western side lot line (main building) shall be 9.0 m. For clarification purposes, the front lot line is the northerly lot line where the access to the property is obtained. The rear lot line is the southerly lot line. The side lot lines are the westerly and easterly lot lines.

The minimum water setback overrides the side yard requirement.

## 13.719 1028 (Ops)

All provisions of the IG zone shall apply except that:

The permitted uses shall be limited to a:

Light Industrial

Assembly plant

Equipment storage building

Printing or publishing establishment

Warehouse

Provincial correctional facility

Building supply outlet

Farm implement sales and supply establishment

Light or heavy equipment sales and rental outlet

Factory outlet

Merchandise service shop

Indoor and outdoor storage medium industrial

Body shop

Commercial garage

Contractor’s yard

Machine shop or welding shop

Maintenance garage

Sawmill or planning mill

Accessory dwelling unit

Animal hospital

Auction barn

Abattoir

Artificial insemination facility

Commercial greenhouse

Egg hatchery

Excavating business

Farm implement and heavy equipment sales and supply establishment

Farm produce outlet

Feed mill

Fertilizer blending and supply outlet

Fencing contractor or supplier

Gunsmith shop

Ready mix concrete plant

Retail outlet for sale and service of farm related supplies and materials

Seed cleaning plant and seed broker's office

Tack shop

Warehouse for agricultural produce sales

Welding shop

The minimum lot area shall be 4,000 sq. m.

The minimum lot frontage shall be 45.0 m.

The maximum dwelling units per lot shall be one for each establishment.

The maximum building area shall be 30%.

The minimum front yard shall be 15.0 m.

The minimum exterior side yard shall be 15.0 m.

The minimum rear yard shall be 15.0 m.

The minimum side yard shall be 4.5 m.

The minimum building separation shall be 3.0 m.

The maximum building height shall be 10.5 m.

The minimum dwelling unit areas:

Bachelor dwelling unit 60 sq. m.

Other dwelling units 60 sq. m. plus an additional 15 sq. m. for each bedroom

The minimum landscaping area shall be 20%.

A planting strip shall be required along any portion of a rear lot line and any portion of a side lot line which abut a Residential zone.

Planting Strip Widths (minimum):

Along side lot line 1.5 m

Along rear lot line 3.0 m

## 13.720 1029 (Ops)

All provisions of the IG zone shall apply except that:

Residential uses shall be prohibited.

The permitted uses shall include a:

Light Industrial: an assembly plant, an equipment storage building, a printing or publishing establishment, a warehouse

Medium Industrial: a body shop, a commercial garage, a contractor’s yard, a machine shop or welding shop, a maintenance garage, a manufacturing plant, a private gasoline pump island, a processing plant, a tradesman's shop, a public works yard, a truck terminal or depot, an accessory open storage area

Heavy Industrial: a bulk storage tank

Other Industrial Uses: a building supply outlet, a farm implement sales and supply establishment, a light or heavy equipment sales and rental outlet, a factory outlet, a merchandise service shop, a parking lot, a storage lot for recreational vehicles

The minimum lot area shall be 7,500 sq. m.

The minimum lot frontage shall be 22.0 m.

The easterly lot line along Little Britain Road shall be deemed to be the front lot line.

The minimum eastern front yard shall be 12.0 m.

The minimum northern exterior side yard shall be 14.0 m for all new development; and 12.0 m for the existing development.

The minimum southern exterior side yard shall be 9.0 m or the existing, whichever is less.

The minimum landscaped area shall be 20% or the existing, whichever is less.

The minimum open storage area shall be permitted in any yard other than the southern exterior side yard.

## 13.721 1030 (Ops)

All provisions of the RR1A zone shall apply except that:

The permitted uses shall include a single detached dwelling.

The minimum lot area shall be 1,100 sq. m.

The minimum lot frontage shall be 29.0 m.

The minimum front yard shall be 3.9 m.

The minimum rear yard for an accessory building shall be 0.31 m.

The minimum side yard for the north accessory building shall be 0.00 m.

## 13.722 1031 (Somerville)

All provisions of the RR3A zone shall apply except that:

The minimum rear yard setback shall be 0.00 m.

The minimum water setback shall be 30.0 m.

## 13.723 1032 (Somerville)

All provisions of the EP zone shall apply except that:

The permitted uses shall be limited to:

one single detached dwelling

one storage building

one dock

A storage building shall mean a private boat house.

## 13.724 1033 (Somerville)

All provisions of the EP zone shall apply except that:

The permitted uses shall be limited to conservation uses, wildlife habitat and flood and erosion control works necessary to maintain, stabilize or restore existing drainage courses.

## 13.725 1034 (Somerville)

All provisions of the EP zone shall apply except that:

The permitted uses shall include a boathouse.

## 13.726 1035 (Somerville)

All provisions of the RR3A zone shall apply except that:

The holding provision (H)will limit the uses to existing as of the day of passing of this by-law. No buildings or structures are permitted on the property. Prior to the removal of the holding provision, a detailed archaeological study is required, and a letter of approval is received from the Ministry of Culture stating that they have reviewed the archaeological study and that they approve of the removal of the holding provision to permit the land to be build upon.

## 13.727 1036 (Somerville)

All provisions of the RR3A zone shall apply except that:

A private right-of-way shall not be defined as a street, road, or highway.

The minimum lot frontage shall be 21.0 m.

The minimum setback requirement from Shadow Lake Road 16 shall be 7.5 m.

An accessory building may be erected within a front yard.

## 13.728 1037 (Somerville)

All provisions of the RR3A zone shall apply except that:

Lands within Exception Zone 1037 shall be considered a lot for the purposes of applying the applicable Zone and By-law provisions.

The minimum lot area shall be 300 sq. m.

The minimum lot frontage shall be 6.0 m.

The minimum side yard shall be 1.2 m.

The maximum number of accessory buildings shall be two.

## 13.729 1038 (Somerville)

All provisions of the RR3A zone shall apply except that:

All buildings shall be constructed not more than either

30.0 m from the shore lot line; or

50.0 m from the street.

A contiguous area of not less than 1,920 sq. m shall be maintained free and clear of any structures or buildings other than such structures and works as may be necessary for sewage disposal purposes.

## 13.730 1039 (Somerville)

All provisions of the RR3A zone shall apply except that:

The minimum lot area shall be 1,522 sq. m.

The minimum lot frontage shall be 6.0 m.

## 13.731 1040 (Somerville)

All provisions of the AG zone shall apply except that:

The lot line abutting Base Line Road shall be the front lot line.

The minimum lot size shall be five hectares.

## 13.732 1044 (Somerville)

All provisions of the RR1A zone shall apply except that:

The minimum lot area shall be 2.75 ha.

The minimum lot frontage shall be 75.0 m.

## 13.733 1045 (Somerville)

All provisions of the RR2A zone shall apply except that:

The minimum lot area shall be 1,100 sq. m.

## 13.734 1046 (Somerville)

All provisions of the CG zone shall apply except that:

The permitted uses shall be limited to a:

Art or antique shop

Business or professional office

Dressmaking or tailoring

Furniture and appliance repair shop

Photography studio

Retail store

The minimum lot area shall be 985 sq. m.

The minimum lot frontage shall be 15.0 m.

The minimum parking spaces shall be six.

The minimum landscaped buffer width shall be 1.5 m

The landscaped buffer shall include an unpierced evergreen hedge with a minimum height of 1.2 m.

## 13.735 1047 (Somerville)

All provisions of the CU zone shall apply except that:

The permitted uses shall be limited to a private park, inclusive of picnicking and barbecue facilities and storage facilities for maintenance and recreational equipment, and publicly owned or private infrastructure.

The minimum lot frontage shall be 10.0 m on a private road or right-of-way.

The minimum side or rear yard for all buildings and structures shall be 4.5 m.

The maximum lot coverage shall be 5.0%.

Save and except for the existing boathouse and docking facilities and passive recreational enhancements approved by Kawartha Region Conservation Authority and the Trent Severn Waterway, a buffer area of undisturbed natural vegetation 10 m wide shall be maintained along the natural shoreline of Balsam Lake.

A 6.0 metre wide buffer area comprised of natural vegetation that is to remain undisturbed shall be maintained along the northern limit of the CU-1047 zone from the high water mark to the westerly limit of the EP-1033 zone.

## 13.736 1048 (Sturgeon Point)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 2,680 sq. m..

## 13.737 1049 (Verulam)

All provisions of the RR3D zone shall apply except that:

1) The minimum lot area shall be 8000.0 sq. m.

2) The minimum lot frontage shall be 45.0 m

3) The minimum front yard depth shall be 21.0 m.

4) The minimum side yard width shall be 6.0 m.

5) The minimum dwelling unit area shall be 100.0 sq. m.

6) The maximum lot coverage shall be 10.0%.

7) The maximum height of building shall be 9.0 m.

## 13.738 1050 (Verulam)

All provisions of the RR3D zone shall apply except that:

No main or accessory buildings or structures shall be permitted within 5.0 m of the lot line that abuts the EP-434 zone except for a fence adjacent to or on the lot line.

A maximum of one dwelling unit per lot is permitted.

A walkway or path is permitted within the 15.0 m buffer.

The minimum lot area shall be 1.8 ha.

The minimum length of the lot line that abuts the road allowance shall be 65.0 m.

## 13.739 1051 (Verulam)

All provisions of the RR3D zone shall apply except that:

The permitted uses shall include:

Accessory uses

Neighbourhood park or parkette

“Accessory”, when used to describe a use, building or structure, means a use, a building or a structure that is incidental subordinate and exclusively devoted to a main use, building or structure located on an adjacent developed residential lot with water frontage.

The minimum lot area shall be 700 sq. m.

The minimum lot frontage shall be 22.0 m

The minimum front yard depth shall be 12.0 m.

The minimum interior side yard depth shall be 1.2 m.

The minimum rear yard depth shall be 1.2 m.

The maximum landscaped open space shall be 30.0%.

The maximum lot coverage shall be 22.5%.

The maximum number of accessory buildings are two.

The minimum spatial separation between accessory buildings shall be 1.2 m.

## 13.740 1052 (Verulam)

All provisions of the RR3D zone shall apply except that:

The minimum lot area shall be 1.2 ha.

The minimum lot frontage shall be 28.0 m

The minimum water frontage shall be 28.0 m.

The minimum frontage onto a public street, maintained by a public authority shall be 20.0 m.

## 13.741 1053 (Verulam)

All provisions of the CH zone shall apply except that:

The following uses shall be permitted:

A storage and moving company

A candle retail shop

The three dwelling units located within the existing permitted retail commercial building on the date of the passing of this by-law.

Storage and moving company means a business that offers commercial vehicles and trailers for rental purposes for the purposes of moving personal affects and household items and also offers facilities for the temporary storage of these goods.

The minimum front yard setback shall be 9.0 m.

The minimum gross floor area of a dwelling unit shall be 82.0 sq. m.

On land zoned CH-1053(H), removal of the holding symbol (H) shall be in accordance with the following:

The owner shall enter into a site plan agreement for the proposed development that addresses site servicing, stormwater management, traffic, landscaping, and illumination.

## 13.742 1054 (Verulam)

All provisions of the RR3D zone shall apply except that:

The minimum lot area shall be 2000.0 sq. m.

The minimum lot frontage shall be 33.0 m.

The minimum exterior opening elevation of any habitable building shall be 248.7 m CGD.

## 13.743 1055 (Verulam)

All provisions of the RR3D zone shall apply except that:

The minimum exterior opening elevation of any habitable building or structure shall be 248.7 m CGD.

## 13.744 1056 (Verulam)

All provisions of the IG zone shall apply except that:

The permitted uses shall include a maximum of four of the following uses:

Body shop

Motor vehicle repair shop

Retail tire store

Dwelling unit

The minimum lot area shall be 1.0 ha.

The minimum rear yard for a non-residential use shall be 60.0 m.

The minimum rear yard for a residential use shall be 7.5 m.

The minimum setback for a non-residential use from a dwelling on a separate lot shall be 60.0 m.

The maximum lot coverage for buildings and structures shall be 10%

Open Storage shall be located in a side or rear yard

A motor vehicle repair shop shall include a small engine repair service.

The maximum number of commercial uses shall be three.

The maximum number of dwellings shall be one.

## 13.745 1057 (Verulam)

All provisions of the EP zone shall apply except that:

The permitted uses shall include ancillary uses for the Live Action Role Play Facility-Use on lands zoned AG-740.

Ancillary uses may include pathways, trails and temporary structures less than 10.0 sq. m. which were existing at the time of passing of this By-law.

No new structures, site alteration or tents are permitted in the EP-1057 Zone.

## 13.746 1058 (Verulam)

All provisions of the EP zone shall apply except that:

The permitted uses shall be limited to a parking lot with an access road.

The parking lot shall be limited to a maximum of six parking spaces for motor vehicles. No part of the parking lot or access road shall be located closer than 30.0 m to the high-water mark.

The high-water mark shall mean the maximum high water level of 247.76 m CGD for Sturgeon Lake.

Nature reserve means an area selected to represent distinctive natural habitats and landforms and are protected for interpretive, educational and research purposes.

## 13.747 1059 (Verulam)

All provisions of the EP zone shall apply except that:

The permitted uses shall be limited for conservation uses, introduced vegetation and maintenance of a buffer area comprised of natural vegetation along the shore lot line with a width of:

15.0 m from the high-water mark on Sturgeon Lake on Lots 3, 7 and 8 of Plan 57M-739

10.0 m from the high water mark on Sturgeon Lake on Lots 1, 2, 4, 5 and 6 of said plan and in which no buildings or structures shall be erected except as follows: flood and erosion control works; one walkway or stairway area per lot with a maximum width of 2 m for shoreline access purposes on both sides of which there may be a 1 m wide area of introduced vegetation; and a boat dock.

## 13.748 1060 (Verulam)

All provisions of the AG zone shall apply except that:

The permitted uses shall include an antique store.

The maximum total gross floor area shall be 585.0 sq. m. and no outside storage.

## 13.749 1061 (Verulam)

All provisions of the AG zone shall apply except that:

The permitted uses shall be limited to a motor vehicle repair shop, including an associated auto body repair and restoration uses, as home industry within an accessory building not to exceed 134.0 sq. m., provided that:

Priming, painting, and spray painting is prohibited.

Outside storage of motor vehicles and motor vehicle parts is prohibited.

A maximum of one vehicle not registered to the property owner may be stored outside for a 24 hour period prior to being repaired or after having been repaired.

## 13.750 1062 (Verulam)

All provisions of the AG zone shall apply except that:

The permitted uses shall include a single detached dwelling.

The maximum lot area shall be 1.8 ha.

## 13.751 1063 (Verulam)

All provisions of the AG zone shall apply except that:

The minimum lot area shall be 1.5 ha.

The minimum lot frontage shall be 90.0 m.

## 13.752 1065 (Woodville)

All provisions of the HR1 zone shall apply except that:

The permitted uses shall be limited to:

Existing uses

Conservation or forestry uses, exclusive of buildings or structures

At such time as the holding symbol (H) is removed, by amendment to this By-law, the lot may be used in accordance with the applicable zone provisions.

## 13.753 1066 (Woodville)

All provisions of the HR1 zone shall apply except that:

The permitted uses shall include a home industry.

Outdoor storage and display is not permitted.

The maximum floor area shall be 150.0 sq. m.

The maximum number of parking spaces shall be 15.

The minimum front yard for a non-residential use shall be 15.0 m.

The minimum side yard for the west side non-residential use shall be 20.0 m.

The maximum number of non-residential uses shall be one.

## 13.754 1067 (Woodville)

All provisions of the HR1 zone shall apply except that:

The maximum lot coverage for accessory buildings and structures, excluding outdoor swimming pools, shall not exceed 65.0% of the main building gross floor area, but in no case shall it exceed 8.0% of the lot area.

The maximum height of an accessory building or structure, in a residential zone or to a residential use, shall not exceed 5.5 m, as defined.

## 13.755 1068 (Woodville)

All provisions of the CU zone shall apply except that:

The minimum lot area shall be 475.0 sq. m.

The minimum lot frontage shall be 9.8 m.

The minimum front yard depth shall be 2.47 m.

The minimum interior side yard depth shall be 0.8 m.

The minimum exterior side yard depth shall be 0.75 m.

The minimum exterior yard to steps/ramp shall be 0.0 m.

The minimum landscaped open space shall be 30.0%.

The maximum lot coverage shall be 10.0%.

The maximum number of accessory buildings are two.

The minimum number of parking spaces on lot shall be six.

The minimum number of barrier-free spaces on lot shall be six.

The minimum parking aisle width shall be 0.0 m.

The minimum landscaped parking buffer width to the street shall be 0.0 m.

## 13.756 1069 (Emily)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a commercial firewood splitting operation conducted in association with an agricultural use.

2) The maximum lot area shall be 1.2 ha.

3) The maximum lot frontage shall be 0.0 m.

4) The setbacks to zone limits shall be 0.0 m.

5) The maximum height of log and wood piles shall be 4.0 m.

## 13.757 1070 (Emily)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include a private park with associated structures, which shall have a minimum setback of 15.0 m. from all lot lines.

2) The holding provision (H) shall be removed upon registration of the subdivision agreement and plan of subdivision.

## 13.758 1071 (Emily)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall include:

   a) A custom woodworking shop for the manufacture of furniture and other wood products

   b) The ancillary retail sales of products produced on the property

2) These permitted uses may be conducted within a single storey building not exceeding 326.0 sq. m.

3) No outdoor storage shall be permitted in association with the furniture manufacturing use.

## 13.759 1072 (Verulam)

All provisions of the AG zone shall apply except that:

A converted dwelling shall be permitted with a maximum density of two dwelling units.

The minimum gross floor area per dwelling unit shall be 49.0 sq. m.

## 13.760 1073 (Mariposa)

All provisions of the HR2 zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Single detached dwelling

   b) Bed and breakfast establishment

   c) Home occupation

   d) Public park

## 13.761 1074 (Mariposa)

All provisions of the HR2 zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Single detached dwelling

   b) Bed and breakfast establishment

   c) Home occupation and a public park

## 13.762 1078 (Mariposa)

All provisions of the HR2 zone shall apply except that:

1) The permitted uses shall be limited to a:

   a) Single detached dwelling

b) Bed and breakfast establishment

c) Home occupation

d) Public park

2) One accessory building may be erected 1.0 m from a residential building located on the same lot.

## 13.763 1079 (Mariposa)

All provisions of the CG zone shall apply except that:

1) The permitted uses shall be limited to a:

a) Animal Hospital or Veterinary Clinic

b) Art or Antique Shop

c) Banks, Financial Institution, Business

d) Professional or Administrative Offices

e) Drug Store, Medical Clinic

f) Retail Store

g) Service Shop and Personal Service Shop

h) Upholstering and Furniture Repair

## 13.764 1080 (Eldon)

All provisions of the AH zone shall apply except that:

1) The permitted uses shall include an explosives storage facility, including associated office space, magazines and storage uses, as licensed under appropriate Federal explosives legislation and regulation.

## 13.765 1081 (Emily)

All provisions of the FD and AG zones shall apply to the lot except that:

1) The minimum lot area shall be 14.0 ha.

2) The minimum lot frontage of 60.0 m.

## 13.766 1082 (Emily)

All provisions of the AG zone shall apply except that:

1) The permitted uses shall not be used for the keeping of livestock or animal husbandry.

2) The minimum interior side yard requirement shall be 3.5 m to the south lot line for the existing barn.

3) A dwelling unit and accessory uses thereto and/or a seasonal farm residential use and accessory uses thereto shall be prohibited.

## 13.767 1083 (Bexley)

All provisions of the AG zone shall apply except that:

1) The maximum lot area shall be 2.7 ha.

## 13.768 1084 (Emily)

All provisions of the AG zone shall apply, except that:

1) The minimum lot area shall be 14.2 ha.

2) The minimum lot frontage shall be 88.0 m.

3) The existing uses located within this exception zone shall be recognized as legal non-conforming uses with all the rights and privileges as outlined in Section 4.18 of this By-law.

## 13.769 1085 (Emily)

All provisions of the HR1 zone shall apply except that:

The minimum rear yard setback shall be 0.0 m.

The minimum setback from an EP zone shall be 0.0 m.

## 13.770 1086 (Emily)

All provisions of the RR3B zone shall apply except that:

The minimum lot frontage along Cardinal Road shall be 10.3 m.

The minimum setback for buildings and structures from land zoned EP shall be 0.0 m.

The zone boundary between the zones shall be considered a lot line for the purposes of interpreting and applying the provisions of the By-law.

## 13.771 1087 (LDL)

All provisions of the CR zone shall apply except that:

1) The minimum lot frontage shall be 11.56 m.

2) The minimum south side yard setback shall be 2.8 m.

## 13.772 1088 (LDL)

All provisions of the CR zone shall apply except that:

1) The minimum lot frontage is required to be provided by means of a private right-of-way (easement) with a minimum width of 7.6 m.

2) Providing access to a public road, the minimum north side yard setback shall be 3.0 m.

## 13.773 1089 (Manvers)

All provisions of the RR1D zone shall apply except that:

1) The minimum lot area shall be 8,000 sq. m.

2) The minimum lot frontage shall be 28.0 m.

## 13.774 1090 (Mariposa)

All provisions of the AG zone shall apply except that:

1) A dwelling unit and accessory uses thereto and/or a seasonal farm help dwelling, and accessory uses thereto, shall be prohibited.

## 13.775 1091 (Mariposa)

All provisions of the AG zone shall apply except that:

1) Livestock is not permitted within the agricultural buildings.

2) Manure is not permitted to be stored within 30 m of the agricultural buildings existing.

## 13.776 1092 (Mariposa)

All provisions of the AG zone shall apply except that:

1) Livestock is not permitted within buildings existing on the date of passing of this By-law.

2) A dwelling unit and accessory uses thereto and/or seasonal farm help dwelling, and accessory uses thereto, shall be prohibited.

## 13.777 1093 (Mariposa)

All provisions of the RR1A zone shall apply except that:

1) The minimum lot frontage shall be 15.0 m.

## 13.778 1094 (Ops)

All provisions of the CC zone shall apply except that:

1) The holding provision (H) shall be removed upon registration of the site plan agreement.

## 13.779 1095 (Fenelon)

All provisions of the HR1 zone shall apply except that:

1) The minimum lot area shall be 0.55 ha.

## 13.780 1096 (Fenelon)

All provisions of the HR1 zone shall apply except that:

1) The minimum lot area shall be 1.67 ha.

2) The minimum lot frontage shall be 15.0 m.

## 13.781 1097 (Fenelon)

All provisions of the HR1 zone shall apply except that:

1) The minimum water setback shall be:

   a) 9.3 m (east side)

   b) 12.0 m (west side)

2) The zone boundary between the HR1-1097 and HR1 zones shall not be considered a lot line for the purposes of this By-law.

3) The water treatment system installed to service the development shall be in accordance with recommendations from the Ministry of Environment, Conservation and Parks and Kawartha Region Conservation Authority

## 13.782 1098 (Four Mile Lake)

All provisions of the RR3A zone shall apply except that:

A bed and breakfast shall be limited to a maximum of two (2) guest rooms.

The minimum front yard setback shall be 30.0 m.

## 13.783 1099 (Manvers)

All provisions of the EP zone shall apply except that:

1) An agricultural storage building is permitted provided that it is not designed for and does not accommodate livestock or a manure storage facility and is subject to the yard and height zone provisions of the AG zone.

2) The permitted uses shall include:

   a) A single detached dwelling subject to the provisions of the RR1D zone.

   b) Accessory buildings, structures, and uses in accordance with the provisions of this By-law.

3) Where a common boundary between two or more zones is shared on the lot, the zones combined will be considered

one lot and the common boundary with the EP zone shall not be considered a lot line for the purposes of applying the applicable zone provisions.

## 13.784 1100 (Verulam)

All provisions of the EP zone shall apply except that:

1) The permitted uses shall include:

   a) Single detached dwelling

   b) Neighbourhood park or parkette

2) The minimum lot area shall be 2,150 sq. m.

3) The minimum lot frontage shall be 12.0 m.

4) The minimum shoreline frontage shall be 12.0 m.

5) The minimum front yard shall be 7.5 m.

6) The minimum exterior side yard shall be 7.5 m.

7) The minimum interior side yard shall be 3.0 m.

8) The minimum rear yard shall be 5.0 m.

9) The minimum water setback shall be 30.0 m.

10) The minimum setback to the EP zone shall be 3.0 m.

11) The minimum landscaped open space shall be 30%.

12) The maximum lot coverage shall be 25%.

13) The maximum building height shall be 10.5 m.

14) The maximum number of dwelling units per lot shall be 1.

15) The minimum opening elevation of buildings shall be 248.70 masl.

16) Accessory uses and parking shall be provided in accordance with the provisions of this By-law.

## 13.785 1101 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 5,500 sq. m.

2) The minimum lot frontage shall be 60.0 m.

3) The front lot line shall be the lot line where access is provided from Driftwood Village Drive on the northern portion of the lot.

## 13.786 1102 (Laxton)

All provisions of the RR1A zone shall apply except that:

The minimum lot area shall be 2,200 sq. m.

The minimum lot frontage shall be 25.0 m.

The zone boundary between this Exception Zone and the EP zone shall not be considered a lot line for the purposes of interpreting and applying the zone and general provisions of the By-law.

The lot area shall include land within the EP zone adjacent to this Exception Zone.

A driveway may be permitted in an EP zone for access to a RR1A-684 zone from a Provincial Highway.

The removal of the holding symbol (H) shall be in accordance with the following:

The owner shall satisfy the Part 8 Sewage System requirements and enter into a Consent Agreement with the City for the development.

## 13.787 1103 (Somerville)

All provisions of the RR3A zone shall apply except that:

1) The minimum lot area shall be 4,200 sq. m.

2) The minimum lot frontage shall be 60.0 m.

3) The front lot line shall be the lot line where access is provided from Juniper View Drive on the northern portion of the lot.

## 13.788 1104 (Fenelon)

All provisions of the RR1A zone shall apply except that:

The permitted uses shall be limited to private storage as a general for exclusive use by the owners on lands within the RR1A-672 zone, but shall not include exterior multi-level marina storage racking.

The removal of the holding symbol (H) shall be in accordance with the following:

The owner shall address site servicing, traffic, buffering, aesthetic, and lighting matters to the City's satisfaction and enter into a condominium agreement or a site plan agreement with the City. Notwithstanding the Holding provision, site alteration may occur subject to City approval in advance of the removal of the Holding symbol.

## 13.789 1105 (Manvers)

All provisions of the AC zone shall apply except that:

The storage of manure is not permitted in the concrete lined lagoon existing at the time of passing of this By-law.

## 13.790 1106 (Ops)

All provisions of the CH zone shall apply except that:

The provisions of this exception shall apply to the entirety of the lands shown as Exception CH-1106 on Schedule "A" as if it was one lot.

The lot lines shall be interpreted as follows:

Front Lot Line: Highway 7

Exterior Side Lot Line: Angeline Street South

Side Lot Line: Eastern Lot Line

Rear Lot Line: Northern Lot Line

The minimum off-street parking requirements shall be provided in accordance with the following:

Business and/or Professional Office, Retail Use: 1 parking space for each 25 sq. m. of gross floor area of the building directly related to the specified permitted use

Motel or Hotel: 1.2 parking spaces for each guest room

The permitted uses shall include:

An animal hospital

Arts and craft establishment

Gift or antique establishment

A hotel

A tourist resort

An auction barn

A flea market

Retail establishments that require large areas for outdoor storage or display of goods and that carry basically one line of goods such as: motor vehicle sales and service; recreational vehicle sales and services; marine craft sales and service; all terrain vehicles; snowmobiles and campers; major appliance and or furniture sales; a building supply outlet

Home sales establishment

A drive-through facility

The maximum permitted building height for a hotel shall be 4 storeys and 15.0 m.

## 13.791 1107 (Mariposa)

All provisions of the HR2 zone shall apply except that:

The minimum lot frontage shall be 35.0 m.

## 13.792 1108 (Emily)

All provisions of the RR2B zone shall apply except that:

The permitted uses shall include a small engine repair shop with a maximum floor area of 80.0 sq. m. within an existing detached garage.

For the purposes of this exception, a small engine repair shop means a business within a wholly enclosed detached accessory building which is secondary to and compatible with a domestic household and is carried out primarily by members of the household residing in the dwelling where small engines, exclusive of motor vehicle engines and farm equipment are kept, stored, and repaired for renumeration. It shall include, but is not restricted to such machinery as small tractors, lawn mowers, chain saws, garden tractors, motorized snow vehicles, all-terrain vehicles, generators and pumps and shall not permit outside storage related to the business.

## 13.793 1109 (Various)

All provisions of the AG zone shall apply except that:

The permitted uses shall be limited to existing uses only.

## 13.794 1110 (Fenelon)

All provisions of the RR3B zone shall apply except that:

A two-storey Boathouse shall be permitted with a bedroom and bathroom.

## 13.795 1111 (Emily)

All provisions of the RR3A zone shall apply except that:

On land zoned RR3A-1111, the minimum lot frontage of a lot with a shore lot line shall be no less than 27 metres.

## 13.796 1116 (Eldon)

All provisions of the HR1 zone shall apply except that:

On land zoned HR1-1116, the required minimum lot frontage shall be that which exists on the date of the passing of this By-law.

## 13.797 1117 (Eldon)

All provisions of the HR1 zone shall apply except that:

The removal of the holding symbol (H) shall be in accordance with the following:

a) A septic design report, a stormwater management plan and lot grading and drainage plan, servicing plan, a traffic study update, and an illumination plan, as required, has been prepared and approved for each phase or phases to the satisfaction of the City.

b) A noise study in accordance with Ministry of Environment sound level limits established by the Ministry of Environment Noise Guidelines and to the satisfaction of the City.

c) The applicant has received approval of all relevant plans, drawings and reports and entered into a Site Plan Agreement with full securities to the satisfaction of the City.

# 14.0 Enactment

## 14.1 Former Zoning By-laws are Repealed

Save and except to give effect to the transition clauses established in Section 1.5 of this By-law, the following former Zoning By-laws passed under the *Planning Act*, as amended, as they apply to any part of the **defined area**, are hereby repealed.

.1 By-law No. 93-09 of the former Township of Bexley;

.2 By-law No. 79-2 of the former Township of Carden;

.3 By-law 10-77 of the former Township of Dalton;

.4 By-law 94-14 of the former Township of Eldon;

.5 By-law 1996-30 of the former Township of Emily;

.6 By-law 12-95 of the former Township of Fenelon;

.7 By-law 32-83 of the former United Township of Laxton, Digby, and Longford;

.8 By-law 87-06 of the former Township of Manvers;

.9 By-law 94-07 of the former Township of Mariposa;

.10 By-law 93-30 of the former Township of Ops;

.11 By-law 78-45 of the former Township of Somerville;

.12 By-law 339 of the former Village of Sturgeon Point;

.13 By-law 6-87 of the former Township Verulam; and

.14 By-law 1993-9 of the former Village of Woodville.

This By-law shall take effect from the date of passing thereof, subject to the provisions of Section 34 of the *Planning Act*.

## 14.2 Effective Date

This By-law shall come into force and effect on the date of its final passing. If any appeals are received in accordance with the *Planning Act*, as amended, this By-law shall come into force and effect except for those lands or sections of this By-law that are subject to the appeals.

## 14.3 Enactment

Enacted by the Council of the Corporation of the City of Kawartha Lakes this 21st day of May, 2024.

Doug Elmslie, Mayor

Cathie Ritchie, City Clerk